



MITCHELL R. OLSON
molson@axley.com
(608) 257-5661
www.axley.com

MEMORANDUM

TO: Dane County Zoning & Land
Regulation Committee

DATE: February 20, 2018

RE: Application for Conditional Use Permit 2405, Kirk Eilenfeldt /
Rocky Rights, LLC, for Mineral Extraction

Axley Brynelson, LLP represents Rocky Rights, LLC relative to its pending application for a Conditional Use Permit from Dane County. The matter is set for hearing before ZLR on February 27, 2018. This Memorandum and documents are submitted in support of the CUP application, and to address comments raised at the prior ZLR meeting.

This Memo is divided into nine (9) sections and a final concluding statement in support of the application.

Section 1 – Proximity to Door Creek (including attachments)

Section 2 – Noise- Back up Alarms (including attachments)

Section 3 – Increased Activity (including attachments)

Section 4 – Dust Control (including attachments)

Section 5 – Noise (including attachments)

Section 6 – Lack of Notification

Section 7 – Hours of operation

Section 8 – Reducing Land Value (including attachments)

Section 9 – Lack of reclamation on exiting operation (including attachments)

Section One

Concern: Close proximity to Door Creek and impact on aquifer.

Please see attached:

- Letter from Michael Seeliger & Associates, Inc. assessing site runoff
- Conditional Use Exhibit

MICHAEL SEELIGER & ASSOCIATES, INC.

N8211 Smith Road • Brooklyn Wisconsin 53521-9789

Phone: 608-575-2922 / Fax: 455-4111 / Cell: 575-2922

Email: MSSeeliger@gmail.com Website: MichaelSeeligerAssociates.net

COMPLIANCE CONSULTANTS

Environmental & Safety Regulations • Hazardous Waste Handling & Disposal • Mold Prevention Training & Documentation

Wade Cattell
Rocky Rights
% RPCattell Inc.
2401 Vondron Rd
Madison Wisconsin 53718

January 25, 2018

Wade,

Regarding the water/stormwater issues involving the quarry at 2294 US Highway 12 & 18 Cottage Grove, WI 53527

Rainfall at the property currently is kept on site via a system of dykes and berms designed to retain all rainfall falling on the property and any possible rainfall flowing onto the property from higher grounds from leaving the property.

All proposed expansion property designated to be mined (9 acre maximum at a time) will comply with the stormwater regulations stated in the current stormwater pollution prevention plan (SWPPP). Remaining undesignated land will remain as it currently exists and will be farmed as it has been for the last several years.

Rainfall falling on the designated parcel being mined will be retained on the property through the implementation of additional constructed berms. These berms will be 7 feet high with a 1:1 slope and 1 foot wide crest on all exterior berms and 5 feet tall with a 1:1 slope on berms abutting existing mining operations. All berms will be planted with grasses discouraging runoff of sediment from the berm. All this in accordance with current standard practices outlined in current SWPPP.

Rainfall maintained on site through ponds and seepage will continue to infiltrate the water table due to the make-up of the geology of the site which is glacial till. Flowage off site cannot occur so no sediment can be discharged to the nearby Little Door Creek. Berms are designed to hold rainfall falling on the site. This water flows through the glacial till with relative ease maintaining the water table level.

MICHAEL SEELIGER & ASSOCIATES, INC.

N8211 Smith Road • Brooklyn Wisconsin 53521-9789

Phone: 608-575-2922 / Fax: 455-4111 / Cell: 575-2922

Email: MWSeeliger@gmail.com Website: MichaelSeeligerAssociates.net

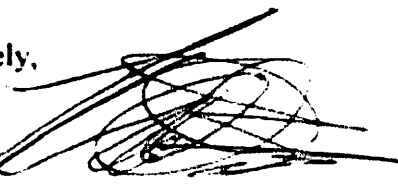
COMPLIANCE CONSULTANTS

Environmental & Safety Regulations • Hazardous Waste Handling & Disposal • Mold Prevention Training & Documentation

Water used on site comes from a well located on the property and through use and reuse of pond water captured on site. This water is used to mix into concrete batches, water roads and wash gravel/sand during sizing operations. Minimal water leaves the site through the watering for dust control on the 300 foot blacktop drive leaving the facility. All other water use is kept on site, used in product formulation or evaporates off roadways located on site during dust control activities.

According to my opinion there will be no effects on the water table or Little Door Creek. The water table is and has been very stable on this property because of the ease of movement through the gravel layer. This gravel/sand glacial till also nicely filters water movement into and out of the aquifer. Since run off from this site is not allowed and will not occur due to constructed berms, sediment migration will not affect Little Door Creek. In my opinion the proposed expansion of the non-metallic mining will not contribute any adverse effects through proper site management via implementation of the existing SWPPP.

Sincerely,

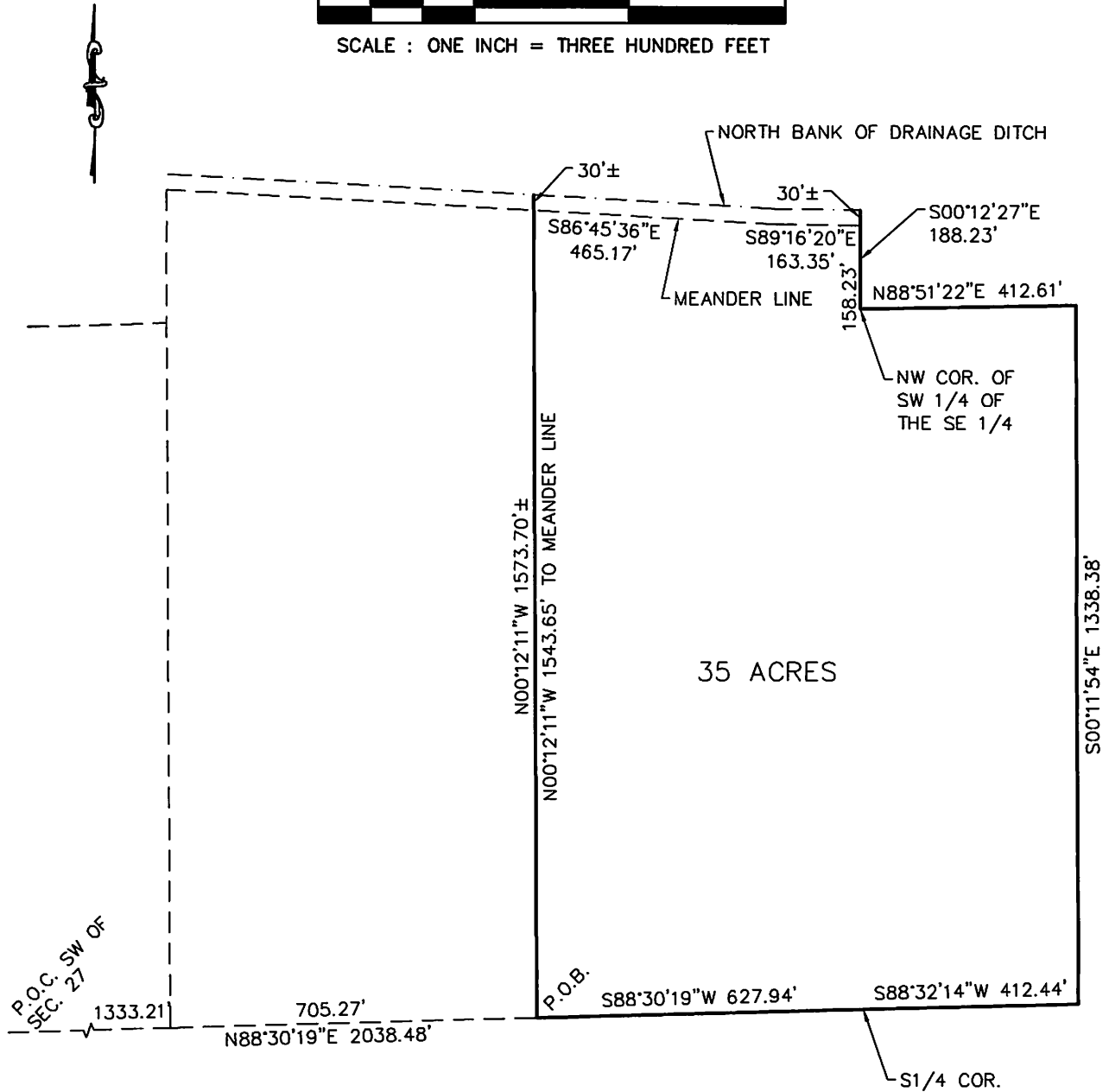


Michael W. Seeliger, CHMM
President / Principal Consultant

CONDITIONAL USE EXHIBIT



SCALE : ONE INCH = THREE HUNDRED FEET



Burse

surveying & engineering inc.

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: 08/17/2017

Plot View: Sht1

\\PROJECTS\BSE2019\BSE2019.DWG

SHEET 1 OF 1

Metes and Bounds Description

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest Corner of said Section 27;
thence N88°30'19"E, 2038.48 feet to the point of beginning;
thence N00°12'11"W, 1543.65 feet to a meander corner;
thence continuing along said west line N00°12'11"W, 30 feet more or less to the North bank of a drainage ditch;
thence along said West line S00°12'11"E, 30 feet more or less to the above said meander corner;
thence along a meander line S86°45'36"E, 465.17 feet to a meander corner being 30 feet more or less South of the North bank of said drainage ditch;
thence continuing along said meander line S89°16'20"E, 163.35 feet to a meander corner and a point on the East line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence along said East line N00°12'27"W, 30 feet more or less to the North bank of said drainage ditch;
thence along said East line S00°12'27"E, 30 feet more or less to said meander corner;
thence continuing along said East line, S00°12'27"E, 158.23 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27;
thence along the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ N88°51'22"E, 412.61 feet;
thence S00°11'54"E, 1338.38 feet to the South line of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$;
thence along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, S88°32'14"W, 412.44 feet to the South $\frac{1}{4}$ corner of said Section 27;
thence along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, S88°30'19"W, 627.94 feet to the point of beginning including all lands lying between said meander line and the North bank of drainage ditch. Said parcel contains 35.000 acres, more or less.

Section Two

Concern: Loud backup alarms at existing pit

Please see attached:

- Quote to replace existing alarms with directional back up alarms.

Applicant in good faith will purchase and install these alarms, and agree to same as a condition of approval.

82 db Multi-Frequency Warning Alarm Specifications

\$50.76 Quantity: 1

[Add to Cart](#)
X

Specifications

Type	Multi-Frequency Back-up Alarm
Volume	82 db
Voltage	12-24VDC
Amps	0.33
Operating range	40F to 185F -40 to 85C
Approval	SAE J994 TypeF,CE, R10, AMCA
Warranty	2 year

General

Item #	EA5820
Mfg Part #	EA5820
Dimensions (L/W/H)	8x4x4
Weight	1 lbs
MSRP	\$58.01
Brand	<u>Ecco Warning Lights (/brand/ecco-warning-lights)</u>

Description

X

The Multi-Frequency back-up alarm provides a solution to potential noise pollution created by back-up alarms in confined or densely populated work areas by maintaining a safe warning signal for those in the danger zone of backing vehicles while minimizing disturbance to work site neighbors. The Multi-Frequency alarm operates by emitting sound at multiple frequencies attenuated above 4000Hz so that the sound is perceived to dissipate more quickly than a conventional pure-tone alarm.

Additional Information

Preco Backup Alarms

To obtain information, visit <http://www.precosafety.com> (<http://www.precosafety.com/products/productseriesresults.aspx?catId=1069&menuId=>) or contact 1-208-323-1010

NIOSH Workplace Solutions Sheet

The National Institute of Safety and Health (NIOSH) has published a series of "Workplace Solutions", which are easy-to-understand recommendations from NIOSH research results. Related to this Construction Solution, please find more information on: Preventing Worker Injuries and Deaths from Backing Construction Vehicles and Equipment at Roadway Construction Worksites (<https://www.cdc.gov/niosh/docs/wp-solutions/2014-125/pdfs/2014-125.pdf>)

Ecco Group Backup Alarms

To obtain information, visit <http://www.eccolink.com> (<http://www.eccolink.com/>) or contact 1-800-635-5900

North American Signal Company Backup Alarms

contact 1-877-246-6274 sales@nasig.com (<mailto:sales@nasig.com>)





www.miller-bradford.com

Corporate Office:
 W250 N6851 Hwy 164
 P.O. Box 904
 Sussex, WI 53089
 1-800-242-3115

DeForest, WI 1-800-585-7219
 De Pere, WI 1-800-638-7448
 Eau Claire, WI 1-800-585-7232
 Marathon, WI 1-888-886-4410
 Negaunee, MI 1-800-562-9770
 Rockford, IL 1-800-585-7231

Ship To: SAME AS BELOW

Invoice To: RAYMOND P. CATTELL, INC.
 2401 VONDRON ROAD
 MADISON WI 53704

Branch 03 - DEFOREST		
Date 02/12/2018	Time 11:14:04 (O)	Page 1
Account No CATTE002	Phone No 6082223180	Quote No 000381
Ship Via	Purchase Order BACKUP ALALRM	
Tax ID No	CM1560	
	Salesperson DM2 / DM2	

ESTIMATE EXPIRY DATE: 03/08/2018

PARTS QUOTE - NOT AN INVOICE

Your salesperson was DAN MALLIET

Part#	Description	Qty	Price	Amount
no freight included				
EAS820	multi/freq alar	5	59.55	297.75
			Subtotal:	297.75
			Tax:	16.38
Authorization: _____			TOTAL:	314.13

1. Items classified non-returnable by our vendor not acceptable for credit.
2. No returns without permission.
3. Returns must include packing list or invoice no. and items must be in saleable condition.
4. Returns must be shipped to MBR office from which the item was purchased.
5. 20% handling charge on all returns - 25% after 90 days.
6. Service charge will be charged after 30 days.

Thank You For Your Business!

Section Three

Concern: Perceived increase in activities.

Response: The below information is provided to show that the statements made by the opposition are inaccurate.

Load counts from previous owner and load counts for past three years under our management show a considerable reduction in activities under our ownership.

Applicant's Trucking History

2015 2042 Loads of Concrete (annual)

2016 1716 Loads of Concrete (annual)

2017 3433 Loads total +/- (2433 Loads of Concrete; and between 850-1000 Loads Dirt/Gravel) (annual)

Previous Owner's Trucking History (2007-2009 time range): estimate of 6,358 loads per year. See attached.

Additionally, in the past, applicant typically has operated only seven (7) months per year (weather dependent), while previous owner operated twelve (12) months per year.

Taranaki Load Load Count History (2017)			Taranaki Load Load Count History (2016)			Taranaki Load Load Count History (2015)		
April, 2017	117.00		April, 2017	88.00		April, 2017	193.00	
May, 2017	230.00		May, 2017	234.00		May, 2017	429.00	
June, 2017	490.00		June, 2017	280.00		June, 2017	340.00	
July, 2017	372.00		July, 2017	264.00		July, 2017	310.00	
August, 2017	400.00		August, 2017	229.00		August, 2017	233.00	
September, 2017	415.00		September, 2017	234.00		September, 2017	210.00	
October, 2017	310.00		October, 2017	348.00		October, 2017	194.00	
November, 2017	99.00		November, 2017	83.00		November, 2017	133.00	
TOTAL	2,433.00	8 Months	TOTAL	1,760.00	8 Months	TOTAL	2,042.00	8 Months
	304.13	Monthly Ave		220.00	Monthly Ave		255.25	Monthly Ave
	8.00	Operating Months		8.00	Operating Months		8.00	Operating Months
	2433.00	Annual Loads Estimate**		1760.00	Annual Loads Estimate		2042.00	Annual Loads Estimate

**In 2017 between 850-1000 Loads of dirt and gravel also were hauled from pit.

Sun Prairie S&G Load Count History (Periodic Snapshot)		
August 2007	579.00	
September 2007	1117.00	
October 2007	553.00	
November 2007	607.00	
December 2007	487.00	
January 2008	376.00	
February 2008	225.00	
July 2009	494.00	
August 2009	910.00	
TOTAL	4769.00	9 Months
	529.89	Monthly Ave
	12.00	Operating Months
	6358.67	Annual Loads Estimate

**In 2017 850-1000 Loads of dirt and gravel also were hauled from the pit.

Section Four

Concern: Dust Control

Please see attached:

- Applicant utilizes best management practices. See attached Dust Control Plan and watering logs as an example.

Hellickson Quarry Taranaki Concrete Plant

Dust control plan

Last revision: June 2013

Purpose:

Control the release and exposure of fugitive quarry dust and cement dust.

Cement Dust: This is dust released through the transfer of cement mixture to holding bins.

Control Measure: Cement releases into the air are controlled via dust scrubbers and filter attached to the holding bin. All controls must be in place and in working order before transfer of cement is allowed.

Dust control bags are emptied and replaced as required by manufacturer's maintenance recommendations.

Large releases: Large releases or spills are immediately cleaned up or are wetted down and allowed to harden.

Fugitive quarry dust: This is dust generated by the movement of material around the site. Fine particulate is generated in several locations.

- 1. Road dust: Road dust is generated from the movement of vehicles inside the site.**
 - a. Control measures include:**
 - i. Addition of crushed asphalt to road surfaces. This surface is replaced as needed usually yearly.**
 - ii. Speed limits strictly enforced Speed limit inside the site is 15 miles per hour**
 - iii. Wetting daily or as needed to control visible dust by the water truck**
 - iv. Site maintenance: Trees are planted and maintained on top of the berm to reduce wind velocity and allow for entrapment of particulate. Trees shall be replaced when trees die to maintain an adequate barrier.**
 - v. Surrounding fence areas need to be maintained to allow for entrapment of particulate to the greatest extent possible.**

2. **Fines from sand washing:** Sand is washed above the concrete plant and stored in piles ready to use.
 - a. **Control measures:**
 - i. The fines from this washing are collected in a pit adjacent to the activity and are removed as required. At no time is continuous driving or road traffic allowed near this area.
 - ii. Area is wetted from time to time to keep dust from rising up during windy events.
3. **Excavation dust creation:** Excavation dust is created when material is excavated and moved from the excavation site
 - a. **Control measures**
 - i. Roads leading to and from the excavation site are wetted daily or as required by the water truck.
 - ii. Topsoil is removed from excavation site before excavation is begun.
 - iii. Roadways are graded to reduce the emergence of fines.
 - iv. Dumping of loads on site is done inside the quarry and away from neighboring areas.
4. **Dust from moving loads on vehicles:** Dust may be generated from loads being moved. Taranaki and Cattell move mostly covered loads such as concrete but at some times loose aggregate materials are moved onto and off of the site.
 - a. **Control**
 - i. The loads shall be driven at speeds below 15 miles per hour
 - ii. Dusty loads and dust accumulating on the vehicle will be washed off or wetted if required
 - iii. Loads shall be covered if fines are moved or large dusty loads are hauled off site.

Employee involvement: All employees are encouraged to reduce dust generation and to significantly assist in control measures. Any ideas for dust control are solicited from employees at regular training meetings. Employees are trained in control practices on a yearly basis or as initial training.

7.0 Certification of SWPPP

I certify under penalty of law that this document and 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 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 this document 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 provisions of this document adhere to the provisions of the storm water permit for the development and implementation of a Storm Water Pollution Prevention Plan and that the plan will be complied with."

(Signature of Plan Preparer)

Michael Seeliger
(Printed Name)

2/27/2016
(Date)

(Signature of Authorized Representative)

(Date)

Wade Cattell
(Printed Name)

2/27/2016
(Title)

Hellikson Quarry Taranaki Concrete Plant Dust control log
 Hwy 12 & 18
 Cottage Grove. Wisconsin

Month _____ Year 2017

Date	Approx Temp.	Approx Wind c=calm Lv= light variable /Direction (from)	Time	D=Dry W=wet H=Humid R=Rain trace-1/4 inch est. S=Snow	Water Yes/No Additive to water used?	Amount applied Gallons	Area water applied R=road SR=scale road PR=plant road	Observation requiring water application WD = wheel dust P= preventative	Applicator	
8-15	71	LV	2:30	Dry	yes	1000	PR	Prevent	SA	
8-16	64	E-5	8:00	Dry	yes	2000	SR PR	Prevent	Duggie	
8-16	75	E-5-10	2:30	Dry	yes	1000	SR	Prevent	Warner	
8-16	-	8-11	Rain all night							
8-18	78	LV	11:30	Dry	yes	2000	SR PR	Prevent	Saet	
8-21	73	LV	10:30	Dry	yes	1000	SR PR	Prevent	SA	
8-22	66	W-5	8:00	Dry	yes	1500	SR PR R	Prevent	SA	
8-22	72	W-10	1:30	Dry	yes	1500	SR PR	Prevent	SA	
8-23	73	LV	11:00	Dry	yes	2000	SR PR	Prevent	SA	
8-24	64	LV	7:30	Dry	yes	1000	SR PR	Prevent	SA	
8-24	74	W-10	1:45	Dry	yes	1000	SR PR	Prevent	SA	
8-25	62	LV	7:30	Dry	yes	1000	SR PR	Prevent	SA	
8-25	74	LV	1:30	Dry	yes	1000	SR PR	Prevent	SA	
8-25	Late PM Early			8-26 Rain at night						
8-28	74	LV	11:00	Humid	yes	1000	SR PR	Prevent	SA	
8-28	Rain Late Afternoon & Early evening									
8-29	71	NE 4	11:30	Humid	yes	1500	SR PR	Prevent	SA	
8-30	61	LV	6:30	Dry	yes	1500	SR PR	Prevent	Duggie	
8-30	Rain in evening									
8-31	66	NE 5	2:00	Dry	yes	1500	SR PR	Prevent	SA	
9-5	59	LV	7:30	Dry	yes	1000	SR PR	Prevent	SA	
9-5	64	LV	1:00	Dry	yes	1000	SR PR	Prevent	SA	
9-6	51	W-10	9:00	Dry	yes	1000	SR PR	Prevent	Don	
9-6	61	W-10	1:00	Dry	yes	2500	All	Prevent	SA	
9-7	50	LV	9:00	Dry	yes	1500	SR PR	Prevent	Don	
9-11	48	LV	7:30	Dry	yes	1000	SR PR	Prevent	SA	
9-11	65	E-5	2:00	Dry	yes	1000	SR PR	Prevent	SA	
9-12	60	LV	12:30	Dry	yes	1500	SR PR	Prevent	SA	
9-13	70	LV	11:30	Dry	yes	2000	SR PR	Prevent	SA	
9-14	52	LV	7:45	Dry	yes	1000	SR PR	Prevent	SA	
9-14	72	SW-5	1:45	Dry	yes	1500	SR PR	Prevent	SA	
9-15	66	LV	7:30	Dry	yes	1500	SR PR	Prevent	SA	
9-15	77	LV	2:00	Dry	yes	2000	SR PR	Prevent	SA	
9-18	66	W-5	7:30	Dry	yes	2000	SR PR	Prevent	SA	
9-19	55	LV	7:30	Dry	yes	1000	SR PR	Prevent	SA	
9-19	70.5	NE-5	1:30	Dry	yes	7500	SR PR	Prevent	SA	
9-20	61	LV	8:30	Dry	yes	2000	SR PR	Prevent	SA	
9-20	78	LV	2:30	Dry	yes	1500	SR PR	Prevent	SA	

Hellikson Quarry Taranaki Concrete Plant Dust control log
 Hwy 12 & 18
 Cottage Grove. Wisconsin

Month July/Aug Year 2017

Date	Approx Temp.	Approx Wind c=calm Lv= light variable /Direction (from)	Time	D=Dry W=wet H=Humid R=Rain trace-1/4 inch est. S=Snow	Water Yes/No Additive to water used?	Amount applied Gallons	Area water applied R=road SR=scale road PR=plant road	Observation requiring water application WD = wheel dust P= preventative	Applicator
7-19	85	LV	1:45	Dry	yes	2000	SR PR	WD	SA
7-20		AM Rain	(Early)		yes				
7-20	84	LV	3:00	Humid	yes	1000	SR	prev.	KB
7-21	69	P-5	8:30	Dry	yes	1000	SR	prev.	DS
7-21		all day	rain in					Saturday AM	
7-21	64	E-5	9:15	Dry	yes	1000	SR	prev.	Doug
7-24	80	E-10	2:00	Dry	yes	2000	SR PR	prev.	SA
7-25	60	LV	7:30	Dry	yes	1000	SR	prev.	SA
7-25	74	S-10	1:45	Dry	yes	1000	SR	prev.	SA
7-26	66	S-5	7:30	Dry	yes	1000	SR PR	prev.	SA
7-26		Afternoon storm							
7-27	80	N-9	1:00	Dry	yes	1000	PR SR	prev.	SA
7-28	64	LV	8:00	Dry	yes	1000	PR SR	prev.	SA
7-28	78	E-10	3:00	Dry	yes	1500	SR PR	prev.	DS
7-29	62	LV	7:30	Dry	yes	1500	SR PR	prev.	SA
7-29	79	LV	12:30	Dry	yes	1000	SR PR	prev.	SA
7-31	64	LV	7:45	Dry	yes	1500	SR PR	prev.	SA
7-31	82	SW-5	2:00	Dry	yes	1000	SR PR	prev.	SA
8-1	68	LV	9:00	Dry	yes	1000	SR PR	prev.	SA
8-1	80	WSW-7	1:30	Dry	yes	2000	SR PR	prev.	SA
8-2	70	WS-9	8:30	Dry	yes	1000	SR PR	prev.	SA
8-2	79	LV	7:00	Dry	yes	1000	SR PR	prev.	SA
8-3	72	LV	8:00	Dry	yes	1000	SR PR	prev.	SA
8-3		Numerous showers							
8-5	61	W-2	10:00	Dry	yes	2000	SR PR	prev.	SA
8-7	65	LV	8:30	Dry	yes	2000	SR PR	prev.	
8-7	75	LV	1:00	Dry	yes	1000	SR	prev.	SA
8-8	66	W-5	9:00	Dry	yes	1000	SR	prev.	SA
8-8	81	W-5	2:30	Dry	yes	1000	SR	prev.	SA
8-9	67	LV	9:00	Dry	yes	2000	SR PR	prev.	SA
8-9	82	NW-5	1:30	Dry	yes	1000	SR	prev.	SA
8-10	70	LV	8:00	Dry	yes	1000	SR	prev.	SA
8-10				Rain	no				
8-11	80	LV	2:00	Dry	yes	2000	SR PR	prev.	SA
8-12	79	W-5	10:30	Dry	yes	1500	SR Road	prev.	SA
8-14	60	LV	7:00	Dry	yes	1000	SR PR	prev.	Doug
8-14	77	LV	2:00	Dry	yes	1000	SR PR	prev.	KB
8-15	62	LV	7:30	Dry	yes	2000	SR PR	prev.	SA

Hellikson Quarry Taranaki Concrete Plant Dust control log

Hwy 12 & 18

Cottage Grove. Wisconsin

Month June/July Year 2017

Date	Approx Temp.	Approx Wind c=calm Lv= light variable /Direction (from)	Time	D=Dry W=wet H=Humid R=Rain trace-1/4 inch est. S=Snow	Water Yes/No Additive to water used?	Amount applied Gallons	Area water applied R=road SR=scale road PR=plant road	Observation requiring water application WD = wheel dust P= preventative	Applicator
6-19	75	LV	12:30	Dry	yes	1000	SR	Prevent	SH
6-20	64	LV	10:00	Dry	yes	2000	-Road-	W.D	SH
		Rain after		Flushed			Drive Roadway		
6-20	78	LV	4:30	Dry	yes	1500	R-SR	Prevent	SH
6-21	62	LV	7:30	Dry	yes	1000	R-SR	Prevent	SH
6-21	68	LV	12:00	Dry	yes	1000	R-SR	Prevent	SH
6-22		Rain in am.					After noon		
6-23		Rain in am (A lot)							
6-23	71	W-10	12:30	Dry	yes	1000	SR	Prevent	SH
6-24	68	LV	9:30	Dry	yes	1000	SR	Prevent	SH
6-26	52	W-5	8:00	Dry	yes	1000	SR	Prevent	SH
6-26	72	W-5	2:30	Dry	yes	1000	SR	Prevent	SH
6-27	75	LV	11:30	Dry	yes	2000	SR-PR	Prevent	SH
		Rain all day							
6-28	80	W-10	1:00	Dry	yes	1000	SR	Prevent	SH
6-30	60	LV	6:30	Dry	yes	1000	SR	Prevent	SH
6-30	80	W-5	1:30	Dry	yes	2000	SR PR	Prevent	SH
7-5	68	LV	6:30	Dry	yes	1000	SR	Prevent	SH
7-5	83	LV	1:00	Dry	yes	1000	SR	Prevent	SH
7-6	82	LV	11:00	Dry	yes	1000	SR	Prevent	SH
7-6	86	LV	3:30	Dry	yes	1000	SR	Prevent	SH
7-7	78	LV	7:30	Dry	yes	1000	SR	Prevent	SH
7-7	84	LV	2:00	Dry	yes	1000	SR	Prevent	SH
7-8	72	LV	2:00	Dry	yes	1000	SR	Prevent	SH
7-10	87	LV	12:00	Dry	yes	1000	SR	Prevent	SH
7-11	76	LV	9:00	Humid	yes	1000	SR	Prevent	SH
7-11	84	LV	1:00	Humid	yes	2000	SR-PR	Prevent	SH
7-12		Rained		on + off			Dam		
7-13	76	W-5	7:30	Dry	yes	1500	SR	Prevent	SH
7-14	60	LV	7:30	Dry	yes	1000	SR	Prevent	SH
7-14	72	LV	2:00	Dry	yes	1000	SR	Prevent	SH
7-15	74	LV	10:00	Dry	yes	1000	SR	Prevent	SH
7-17	59	LV	8:00	Dry	yes	2000	SR PR	Prevent	SH
7-17	75	E-LV	3:00	Dry	yes	1000	SR	Prevent	SH
7-17	73	SW-5	11:00	Dry	yes	1000	SR PR	Prevent	SH
7-18	64	LV	8:00	Dry	yes	1000	SR	Prevent	SH
7-18	82	W-5	2:30	Dry	yes	2000	SR PR	Prevent	SH
7-19	66	LV	7:30	Dry	yes	1000	SR	Prevent	SH

Hellikson Quarry Taranaki Concrete Plant Dust control log

Hwy 12 & 18

Cottage Grove. Wisconsin

Month _____ Year 2017

Date	Approx Temp.	Approx Wind c=calm Lv= light variable /Direction (from)	Time	D=Dry W=wet H=Humid R=Rain trace-1/4 inch est. S=Snow	Water Yes/No Additive to water used?	Amount applied Gallons	Area water applied R=road SR=scale road PR=plant road	Observation requiring water application WD = wheel dust P= preventative	Applicator
5-30	60°	W-10	10:30	Dry	yes	1000	SR	Prev.	SH
5-30	65	W-10 or so	2:30	Dry	yes	1000	SR	Prev	SH
5-31	59	W-10	9:00	Dry	yes	1000	SR	Prev	SH
5-31	63	W-10	12:15	Dry	yes	1000	SR-PR	Prev	SH
6-1	68	LV	10:30	Dry	yes	2000	SR PR	Prev	Trou-SH
6-2	65	LV	10:30	Dry	yes	2000	SR PR	Prev	
6-3		Am shower							
6-5	60	NE 5-10	7:00	Dry	yes	1000	SR	Prev	Travis
6-5	65	NE 5-10	11:30	Dry	yes	2000	SR PR	Prev	SH
6-5	71	NE 5-10	3:00	Dry	yes	1000	SR	Prev	SH
6-6	52	LV	7:30	Dry	yes	4000	all	Prev	SH
6-6	71	NE 5	12:00	Dry	yes	2000	SR PR	Prev	SH
6-7	65	LV	8:00	Dry	yes	1500	SR PR	Prev	SH
6-7	70°	E-5	12:00	Dry	yes	3000	everything	Prev	SH
6-7	74	E-5	2:00	Dry	yes	1000	SR	Prev	Trou
6-8	65	SW-5	9:30	Dry	yes	1000	SR	Prev	SH
6-8	75	SW-5	12:00	Dry	yes	3000	everything	Prev	SH
6-8	77	LV	2:00	Dry	yes	1000	SR	Prev	SH
6-8	79	LV	4:30	Dry	yes	1000	SR	Prev	SH
6-9	55	LV	8:00	Dry	yes	2000	SR PR	Prev	SH
6-9	65	LV	11:30	Dry	yes	2000	SR PR	Prev	SH
6-9	79	LV	4:30	Dry	yes	1000	SR	Prev	SH
6-10	70	LV	7:30	Dry	yes	1000	SR	Prev	SH
6-10	75	S-15	10:30	Dry	yes	2000	SR PR	Prev	SH
6-10	84	S-30	1:30	Dry	yes	2000	SR PR	Prev	SH
6-12	70	LV	6:30	Dry	yes	2000	SR PR	Prev	DS
6-12	80	LV	2:30	Dry	yes	1000	SR	Prev	wade
6-13		Lot of so	Am	Rain					
6-14	75	S-5	7:00	Dry	yes	2000	SR PR	Prev	SH
6-14	80	S-5	11:00	Dry	yes	1600	SR	Prev	SH
6-14	85	LV	8:00	Dry	yes	1000	SR	Prev	SH
6-15	70	LV	7:30	Dry	yes	2000	SR PR	Prev	SH
6-15	80	LV	12:30	Dry	yes	1000	SR PR	Prev	SH
6-15	85	LV	3:30	Dry	yes	1000	SR	Prev	SH
6-16	74	West-5	7:00	Dry	yes	1000	SR	Prev	SH
6-16	80	SW-5	12:30	Dry	yes	2000	SR PR	Prev	mat
6-16	84	SW-5	3:00	Dry	yes	1000	SR	Prev	SH
6-19	60	LV	7:00	Dry	yes	1000	SR	Prev	SH

Hellikson Quarry Taranaki Concrete Plant Dust control log
 Hwy 12 & 18
 Cottage Grove. Wisconsin

Month Aug-Oct Year 16

Date	Approx Temp.	Approx Wind c=calm Lv= light variable /Direction (from)	Time	D=Dry W=wet H=Humid R=Rain trace-1/4 inch est. S=Snow	Water Yes/No Additive to water used?	Amount applied Gallons	Area water applied R=road SR=scale road PR=plant road	Observation requiring water application WD = wheel dust P= preventative	Applicator
8-22	75	S-5	1:30	Dry	yes	1300	SR PR	Preve	Scott
8-23	63	W-5	8:00	Dry	yes	2000	SR PR	Preve	Scott
8-23	78	SW5	3:00	Dry	yes	1500	SR PR	Preve	Scott
8-24	Lo	sa	Rain						
8-26	70	LV	12:00	Dry	yes	2000	SR PR	Preve	Scott
8-30	82	LV	12:00	Humid	yes	2000	SR PR	Preve	Scott
8-31	81	LV	17:30	Humid	yes	2000	SR PR	Preve	Scott
9-1	61	LV	6:45	Dry	yes	1000	SR	Preve	Kermit
9-1	70	LV	1:45	Dry	yes	2000	SR PR	WD	Scott
9-6	78	S-10	8:15	Dry	yes	2000	SR PR	WD	Scott
9-7 to 9-10				Rain on + OFF					
9-12	65	SW-10	10:00	Dry	yes	2000	SR PR	Preve	Travis
9-12	75	SW-10.5	3:00	Dry	yes	1000	SR	Preve	Scott
9-13				more Rain					
9-15	65	E-10	11:30	Dry	yes	1000	SR	Preve	Scott
9-28	60	LV	11:00	Dry	yes	1000	SR	Preve	Scott
9-29	65	NE 15	1:00	Dry	yes	2000	SR PR	Preve	Scott
9-30				mist on + OFF					
10-1				mist on + OFF					
10-3	65	LV	12:30	Dry	yes	1000	SR PR	Preve	Scott
10-3	72	LV	3:30	Dry	yes	1000	SR	Preve	Scott
10-4	68	E-10	2:00	Dry	yes	1000	SR	Preve	Scott
10-5+6				Light Rain on + OFF					
10-7	60	LV	11:30	Dry	yes	1000	SR	Preve	Scott
10-10	53	W-5	10:30	Dry	yes	2000	SR PR	Preve	Scott
10-11	60	S-20	12:00	Dry	yes	1000	SR	Preve	Scott
10-11	70	S-20	3:30	Dry	yes	1500	SR PR	Preve	Kevin
10-12				Rain Day on + OFF					
10-13	49	W-5	1:00	Dry	yes	1500	SR PR	Preve	Scott
10-14	48	S-10	12:00	Dry	yes	1500	SR PR	Preve	Scott
10-17	65	LV	11:00	Dry	yes	1500	SR PR	Preve	Scott
10-18	60	SW 10	11:30	Dry	yes	1500	SR PR	Preve	Scott
10-19	65	SW 10	12:30	Dry	yes	1000	SR	Preve	Scott
10-20	42	LV	8:00	Dry	yes	1000	SR	Preve	Travis
10-21	48	LV	9:30	Dry	yes	1000	SR	Preve	Scott
10-21	48	LV	2:30	Dry	yes	1000	SR	Preve	chuck
10-24	52	LV	2:45	Dry	yes	1000	SR	Preve	Scott

Hellikson Quarry Taranaki Concrete Plant Dust control log
 Hwy 12 & 18
 Cottage Grovė. Wisconsin

Month May-July Year 2016

Date	Approx Temp.	Approx Wind c=calm Lv= light variable /Direction (from)	Time	D=Dry W=wet H=Humid R=Rain trace-1/4 inch est. S=Snow	Water Yes/No Additive to water used?	Amount applied Gallons	Area water applied R=road SR=scale road PR=plant road	Observation requiring water application WD = wheel dust P= preventative	Applicator
5-18	60	NE-5	8:30	Dry	yes	2000	SR PR	Prevent	Soot
5-18	65	calm	1:30	Dry	yes	2000	SR PR	Prevent	Soot
5-19	55	calm	7:30	Dry	yes	1000	SR PR	Prevent	Soot
5-19	65	W-5	11:30	Dry	yes	2500	SR PR	Prevent	Soot
5-20	55	calm	6:30	Dry	yes	1500	SR PR	Prevent	Piggie
5-20	71	E-5	1:15	Dry	yes	1000	SR	Prevent	KB
5-23	60	S-5	6:00	Dry	yes	1000	SR	Prevent	Soot
5-23	70	SW-10	12:00	Dry	yes	1000	SR	Prevent	Soot
5-23	70	W-10	3:30	Dry	yes	1000	SR	Prevent	Soot
5-24	60	S-5	6:45	Dry	yes	1000	SR-PR	Prevent	Don
5-25	75	S-5	7:00	Dry	yes	1000	SR	Prevent	Soot
5-25	80	S-5	12:00	Dry	yes	1000	SR PR	Prevent	Soot
5-26	Rain in A.M.								
5-26	75	S-10	2:30	Dry	yes	1000	SR PR	Prevent	Soot
5-27	6-1	Rain showers on and off							
6-2	55	calm	6:30	Dry	yes	1000	SR PR	Prevent	Piggie
6-2	72	W-5-10	2:15	Dry	yes	1000	SR PR	Prevent	Soot
6-3	65	S-5	8:00	Dry	yes	1500	SR PR	Prevent	Soot
6-3	75	S-5-10	1:00	Dry	yes	1000	SR	Prevent	Chuck
6-3	80	S-10	3:00	Dry	yes	1000	SR	Prevent	Soot
6-6	50	calm	7:00	Dry	yes	1000	SR	Prevent	Soot
6-6	64	NW-5	1:00	Dry	yes	1000	SR	Prevent	Soot
6-7	50	W-5-10	7:15	Dry	yes	1000	SR	P	Soot
6-7	65	W-10	1:30	Dry	yes	1000	SR	P	Soot
6-8	60	NW-5	7:00	Dry	yes	1000	SR	P	Soot
6-8	70	NW-5	12:30	Dry	yes	1000	SR	P	Soot
6-8	75	NW-5	3:30	Dry	yes	1000	SR PR	P	Soot
6-9	65	Rain courtesy of Mother Nature							Don
6-10	85	S-10	1:00	Dry	yes	1500	SR PR	P	Soot
6-13	60	calm	7:30	Dry	yes	2000	SR PR	P	Soot
6-13	74	S-5	1:00	Dry	yes	1000	SR	P	Soot
6-14	65	SE-5-10	7:00	Dry	yes	1500	SR PR	P	Soot
6-14	75	SE-5-10	1:00	Dry	yes	1000	SR	P	Soot
6-15	Lots of Rain AM								
6-15	80	W-10	1:30	Dry	yes	1000	SR	P	Soot
6-16	63	NW-5	11:30	Dry	yes	1500	SR PR	P	Soot
6-17	70	SE-5	8:45	Dry	yes	2000	SR PR	P	Soot
6-20	78	SW-10	8:30	Dry	yes	2000	SR PR	P	Soot

Section Five

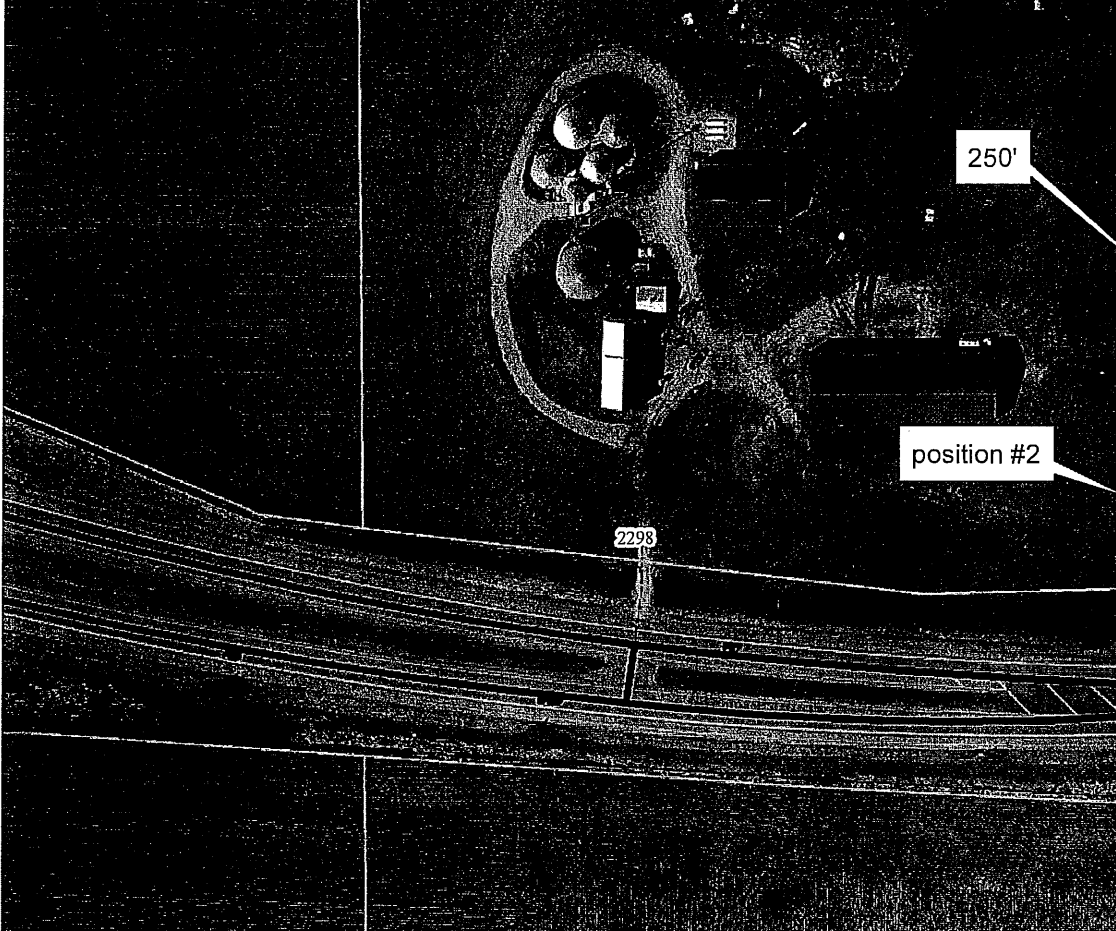
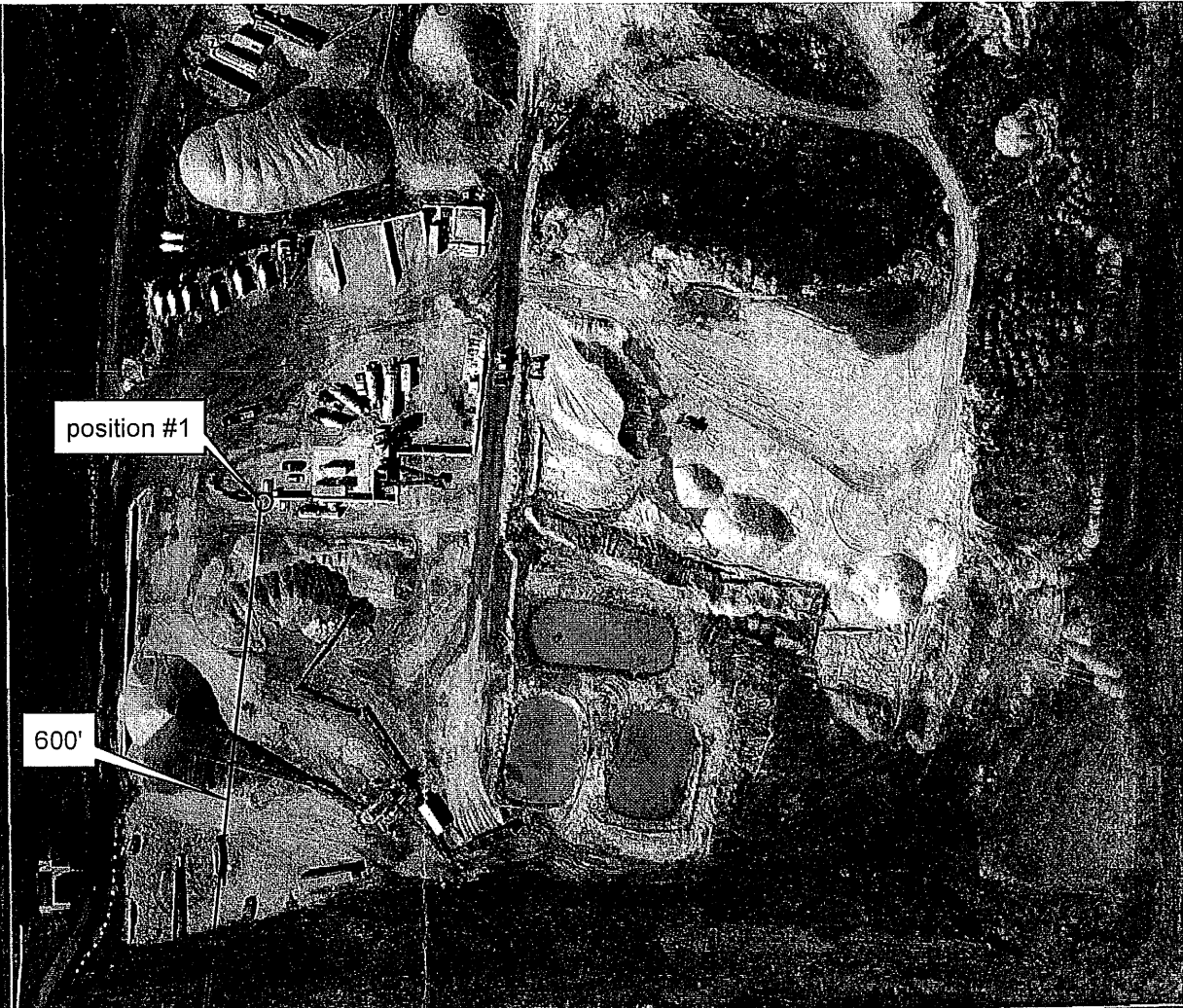
Concern: Noise Generation

Please see attached:

- There is a large berm between the quarry and the adjacent houses. Please see attached map with noted decibel levels during operation.
- Applicant understands that studies by Dane County Staff have demonstrated that any noise from the mineral extraction site is not distinguishable from ambient noise from UW Hwy 12/18.

Decibel levels
Position 1 (at batch plant operations)
77.8
78.0
77.4
79.3
79.7
80.1
87.2
84.9
75.7

Position 2 (driveway, near USH 12/18)
87.1
79.4
83.1
81.5
80.6
86.1
74.6
63.6
82.2



Section Six

Concern: Lack of Notification

- Applicant adheres to a strict notification protocol. Notification at all times has been adequate. Applicant always notifies the town and neighbors in writing when notification is required.
- Applicant has not worked any nights (allowable with proper notification) since 2013.

Section Seven

Concern: Hours of Operation

- Applicant works within agreed upon hours. At times Applicant has operated in its legal non-conforming site after hours. This involves employees driving into the site to pick up their personal vehicles occasionally when working out of town. It does not include any construction equipment being utilized in any manner. It is allowable per our agreement and is the exception rather than the rule. Applicant makes every effort to minimize this.
- The foreman / lead worker at the site will be available at the meeting to address any questions and to confirm compliance with hours of operations.

Section Eight

Concern: Reduced Land Value

Please see attached:

- We had an accredited appraiser, Mr. Scott MacWilliams, do an appraisal on the subject property. The appraisal is attached.

- We reserve the right to submit an appraisal review of the Report from Mr. Craig Hungerford, submitted by Counsel for Tukienforf. Mr. Hungerford is not a licensed real estate appraiser in the State of Wisconsin. He reaches the conclusion that the Tukiendorf property's highest and best use is "industrial." Given that the parcel is in a residential use, is zoned residential, and is adjacent to residential and agricultural uses, there is no basis to deem the Tukiendorf property as industrial.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

APPRAISAL REPORT

Client: Rocky Rights LLC
Property Owner: Alex and Jamie Tukiendorf
Property Address: 2292 US Highway 12/18 Cottage Grove, WI 53527

Size & Type of Property: The subject property consists of singular tax parcel; 0711-342-9800-0. The net acreage of the property is approximately 2.0 accessed acres. Building improvements located on the subject property included a 1,676-square foot single-family residence.

Three-Year Sales History

Doc. No.	Grantor	Grantee	Recording Date	Transfer Fee
N/A	N/A	N/A	N/A	N/A

Use as of Effective Date: Single-Family Residence
Zoning: RH-1, Rural Home District
Highest & Best Use: Existing

Purpose

The purpose of this report is to estimate the Fair Market Value of the identified property as of an effective date, which in this report is February 5th, 2018. The intended use of this appraisal report is to determine the fair market value of the property located at 2292 US Highway 12/18, Town of Cottage Grove, Dane County, as of the effective date of this report.

Market Value as used in this report is defined by USPAP as:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Table of Contents

APPRAISAL REPORT 1

Certification..... 3

Assumptions and Limiting Conditions 4

Scope of Work..... 5

Client Identification and Intended Users/Intended Use 6

Extraordinary Assumptions..... 6

Purpose of the Appraisal and Value Definition 7

Neighborhood and Area Analysis 8

Future Land Use..... 10

Site Data..... 11

Site Identification 12

Soil Map..... 13

Zoning 14

Assessment Summary 16

Improvements..... 17

Highest and Best Use..... 19

Valuation 20

Comparable Sales Approach as Improved 21

Comparable Sale 8 22

Comparable Sale 9 24

Comparable Sale 10..... 26

Adjustment Grid for Improved Residential Sales 28

Explanation of Adjustments..... 29

Value Conclusion As Improved 30

Addenda 31

S.L. MAC WILLIAMS COMPANY
107 South Main Street Oregon, WI 53575

Certification

THE UNDERSIGNED APPRAISERS HEREBY CERTIFY THAT:

To the best of our knowledge and belief the statements contained in this appraisal report are true, and the information upon which the opinions expressed herein are based is correct subject to the limiting conditions herein set forth.

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

We have performed no services, as appraisers in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

We have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

This appraisal has been made in conformity with the USPAP and applicable Wisconsin Statutes.

Neither our employment nor our compensation for making this appraisal and report are in any way contingent upon the values reported herein.

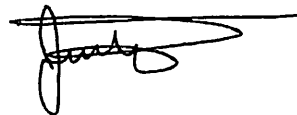
We have not given consideration to nor included in this appraisal any relocation assistance benefits.

The following report has been completed by the licensed certified general appraiser, Scott MacWilliams, along with contributions by his associate, appraiser "trainee" Justin MacWilliams. According to USPAP both parties have signed the certification accepting responsibility for the entirety of the analysis and the report.

The fair market value of the unencumbered fee simple interest of the property is concluded at **\$277,700**.



Scott L. MacWilliams
Certified General Appraiser # 91
February 5th, 2018



Justin S. MacWilliams
Associate Appraiser Trainee

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Assumptions and Limiting Conditions

The analyses and opinions expressed in this report are subject to the following premises and limiting conditions:

1. No responsibility is assumed for matters that are legal in nature. No opinion of title is rendered, and title to the property is assumed to be marketable.
2. The legal description that is utilized in this report was furnished to us by others and is assumed to be correct.
3. All existing liens or encumbrances, if any, have been disregarded, and the property has been appraised as though free and clear and under responsible ownership and competent management.
4. No survey of the boundaries of the property has been made by the S.L. MacWilliams Company, Inc. The distances and dimensions found in the body of the report and contained in the exhibits are believed to be accurate but are not guaranteed. Any sketch or identified survey included in this report was taken from project data, schedule of lands and interests required of the plat, and municipal records, which were the source for calculations of acreage or lot areas. Access Dane online records were the main source for assessed valuations and zoning information.
5. Information contained in this report has been gathered from sources that are believed to be reliable and, where feasible, has been verified. No responsibility is assumed for the accuracy of the information supplied by others.
6. No responsibility is assumed for any condition not readily observable from public information, inspection of the premises, and review of environmental site assessments that might affect the opinions expressed herein. No liability is assumed for the soundness of structural members. No structural engineering tests were furnished to us nor made by us.
7. Any distribution between land and improvements in this valuation report applies only under the proposed plan of utilization. Separate valuations for land and improvements, if any, must not be used in conjunction with any other appraisal and are invalid if so used.
8. The appraiser has not completed a interior physical inspection of the property. This appraisal is based upon a driveby inspection of the exterior. I have reviewed interior pictures included in an appraisal of the property completed by Craig D. Hungerford of Real Estate Dynamics Inc. I have also completed review of online assessment data.
9. The appraiser, by reason of this appraisal, will not be required to give testimony or be in attendance in court or at any governmental or other hearing regarding the property without prior arrangement with the appraisers relative to such additional employment.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identities of the appraisers or the firm with which they are connected, any references to the American Institute of Real Estate Appraisers, the Society of Real Estate Appraisers, the Appraisal Institute or to the designations granted by those organizations) will be disseminated to the public through advertising medium, public relations media, news media, sales media, or other public means of communications without prior written consent and approval of the authors.
11. **Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers are not qualified to detect such substances. The presence of above-ground or underground substances such as asbestos, urea-formaldehyde foam insulation, chemical or fuel storage tanks, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value, reflecting the client's request to value the property as clean. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.**
12. All information furnished regarding property for sale, rental, financing, or projections of income and expense are made from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Scope of Work

The standard appraisal process generally considers using three approaches to estimate value: (1) the Sales Comparison Approach, (2) the Cost Approach, and (3) the Income Approach. The Sales Comparison Approach has been utilized to establish this value.

The Appraisal Standards Board (ASB) of the Appraisal Foundation develops, publishes, interprets, and amends the USPAP on behalf of appraisers and users of appraisal services. The USPAP Standard 1 requires that: *"in developing a real property appraisal, appraisers must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analysis necessary to produce a credible appraisal."*

Standard 1 of the USPAP is directed toward the substantive aspects of developing a competent appraisal of real property.

Standards Rule 1-2 is a binding requirement that states:

In developing a real property appraisal, an appraiser must:

(a) identify the client and other intended users;

(b) identify the intended use of the appraiser's opinions and conclusions;

Standards Rule 2-2, as detailed in the USPAP, states that *"Each written real property appraisal report must be prepared under one of the following two options and prominently state which option is used: the Appraisal Report, or Restricted Use Appraisal Report."*

The essential difference among the three options is in the content and level of information provided. This report is prepared utilizing the Summary Appraisal Report Option. This appraisal report is presented with the understanding that reporting formats vary greatly. The nature of this assignment requires that the written reporting format be a narrative appraisal. This report has been completed using the verified and considered reliable sales data available to support primarily the Sales Comparison Approach.

The appraiser, in preparation of this appraisal assignment, have made a physical inspection of the subject property and taken sufficient photographs to adequately identify the property. Area; township; county and city data; history; demographics; zoning; and market conditions were reviewed and analyzed, along with comparable sales data gathered and verified where possible by the appraiser. The subject neighborhood was also inspected to assist in determining the characteristics of the neighborhood as they affect the subject property. Following is a list in part of sources, information, and data collected, reviewed and verified where possible, in the preparation, development, and completion of the appraisal report:

Paragon

REDI- Real Estate Database Incorporated

Applicable Multiple Listing Service

Wirex MLS Service

WCASFMR - Wisconsin Chapter of American Society of Farm Managers & Rural Appraisers

Wisconsin Department of Revenue Real Estate Transfer Return Data (IPAS)

Loopnet.com

Client Identification and Intended Users/Intended Use

USPAP defines a Client as follows: *"the party or parties who engage, by employment or contract, an appraiser in a specific assignment."* Our client for this appraisal assignment is the Rocky Rights LLC. Rocky Rights operates a permitted non-conforming non-metallic mine (Cattell quarry). The Cattell Quarry has been in operation since the 1960's. In 2011 a Conditional Use Permit (CUP) was granted for a concrete batch plant on a 2 acres within the existing non-metallic mine site. The Tukiendorf residence is located on a two-acre RH-1 zoned residential site directly south of the Cattell quarry.

In September 2017, the Tukiendorfs hired appraiser Craig D. Hungerford of Real Estate Dynamics, Inc., to conduct an appraisal of their property. Mr. Hungerford completed an appraisal on the Tukiendorf property and concluded: "the (Tukiendorfs) property is so impacted by the adjacent uses that any practical use of the property as residential is implausible." (Exhibit C, Executive Summary.)

He further concluded:

The house is no longer considered to have utility as a residential property. To sell the property the seller will be required to complete a Real Estate Condition Report which will reveal the current and historic conditions on and surrounding the property which a reasonable future residential use buyer will not find acceptable.

I have previously been retained by the Rocky Rights LLC to review residential sales activity within close proximity to the existing Cattell Quarry in order to form an opinion as to whether there is any indication of negative impacts to property values evident in the market. I have reviewed 7 sales within 1.25 miles of the existing operation that have occurred and, based upon my analysis, I have found no indication of either protracted marketing times nor negative impacts to property values as a result of the existing operations.

My client, Rocky Rights LLC, has requested that we complete an appraisal of the Tukiendorf property to estimate the fair market value of the identified property as of February 5th, 2018. The intended users of this appraisal report are limited to the client as identified in this report.

Extraordinary Assumptions

The USPAP defines an **Extraordinary Assumption** as: *"an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."*

Extraordinary Assumption

1. The existence of hazardous material, if located on or in the site could have a negative impact on the value of both the undeveloped site and the proposed improvements. The appraisers did not observe the existence of hazardous material, which may or may not be present on the property. The appraisers have no knowledge of the existence of such materials on or in the property. Scott MacWilliams has attended classes conducted by the University of Wisconsin Engineering Department on conducting Property Site Assessments. The presence of above-ground or underground substances such as asbestos, urea-formaldehyde foam insulation, chemical or fuel storage tanks, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to conduct a transaction screening in accordance with established American Society for Testing and Materials (ASTM) Standards and/or a Phase I site assessment by an expert in this field, if desired. The value estimate in this report is predicated on the assumption that there is no adverse effect on the subject property due to environmental reasons that would cause a loss in value. This is an extraordinary assumption.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Purpose of the Appraisal and Value Definition

Estimate the fair market value of the identified property as of an effective date of February 5th, 2018. The intended use of this appraisal report is to determine the fair market value of the property located at 2292 US Highway 12/18 in the Town of Cottage Grove in Dane County, as of the effective date of this report.

Market Value as used in this report is defined by USPAP as:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 6. Buyer and seller are typically motivated;*
- 7. Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- 8. A reasonable time is allowed for exposure in the open market;*
- 9. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and*
- 10. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Exposure Time

Exposure time is the estimated length of time that a property being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The estimated exposure time for the subject property would be at 3-6 months.

Report Option

USPAP Standard Rule 2-2 states: "*Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.*" This report is prepared under the **Appraisal Report Option**.

S.L. MAC WILLIAMS COMPANY
107 South Main Street Oregon, WI 53575

Property History of the site

The Tukiendorfs purchased their home in 2005 for \$255,300. The Tukiendorf residence was constructed, according to assessment records, in 2004. Both at the time of construction and the time of purchase of the property, the Cattell Quarry was operating. The Tukiendorfs' home, along with four others, sits on a two-acre parcel directly south of the Cattell property. The Tukiendorf property along with the neighboring 2 residences to the east are accessed by a joint driveway. This joint access is used by the Cattell Quarry to haul material to and from the quarry.

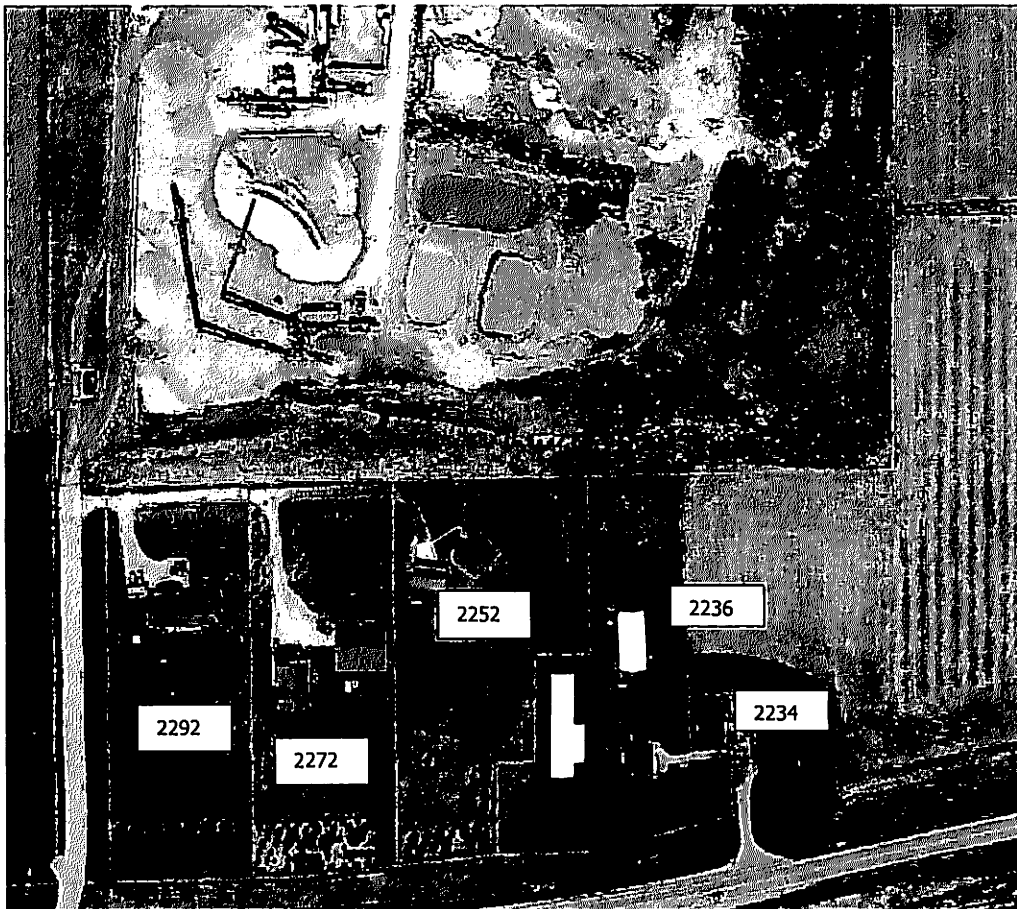
The two properties to the east of the Tukiendorf residence accessed by the joint drive are located at 2272 USH 12&18 and 2252 USH 12&18.

The home at 2272 USH 12&18 is a 1,615 SF ranch home which was constructed in 2002 on a 2-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.

In addition, 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 home is a bi-level home which was constructed in 1977. This home is located approximately 1,000 feet south of the existing batch plant. This home was sold in June of 2017 and is utilized as a comparable sale in this appraisal.



S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Neighborhood and Area Analysis

Population trends affect the demand for goods and services as well as the supply of labor to produce goods and services. Dane County's population grew by 41,988 people or 9.8 percent between the April 2000 Census and the January 2007 estimate. This is much faster than the statewide growth rate (5.3%) and faster than the national growth rate (6.9%). In this time period, Dane County experienced 21,358 more births than deaths while in-movers outnumbered out-movers by 20,630. Natural change (births minus deaths) tends to be more steady and reliable, while net migration (in-movers minus out-movers) changes direction more quickly and less predictably. Because Dane County's net migration tends to be steadier than the typical county, its population growth seems unlikely to drop sharply. Wisconsin Department of Administration Population Projections suggest that Dane County's population will climb from 489,712 in 2010 to 624,500 in 2030.

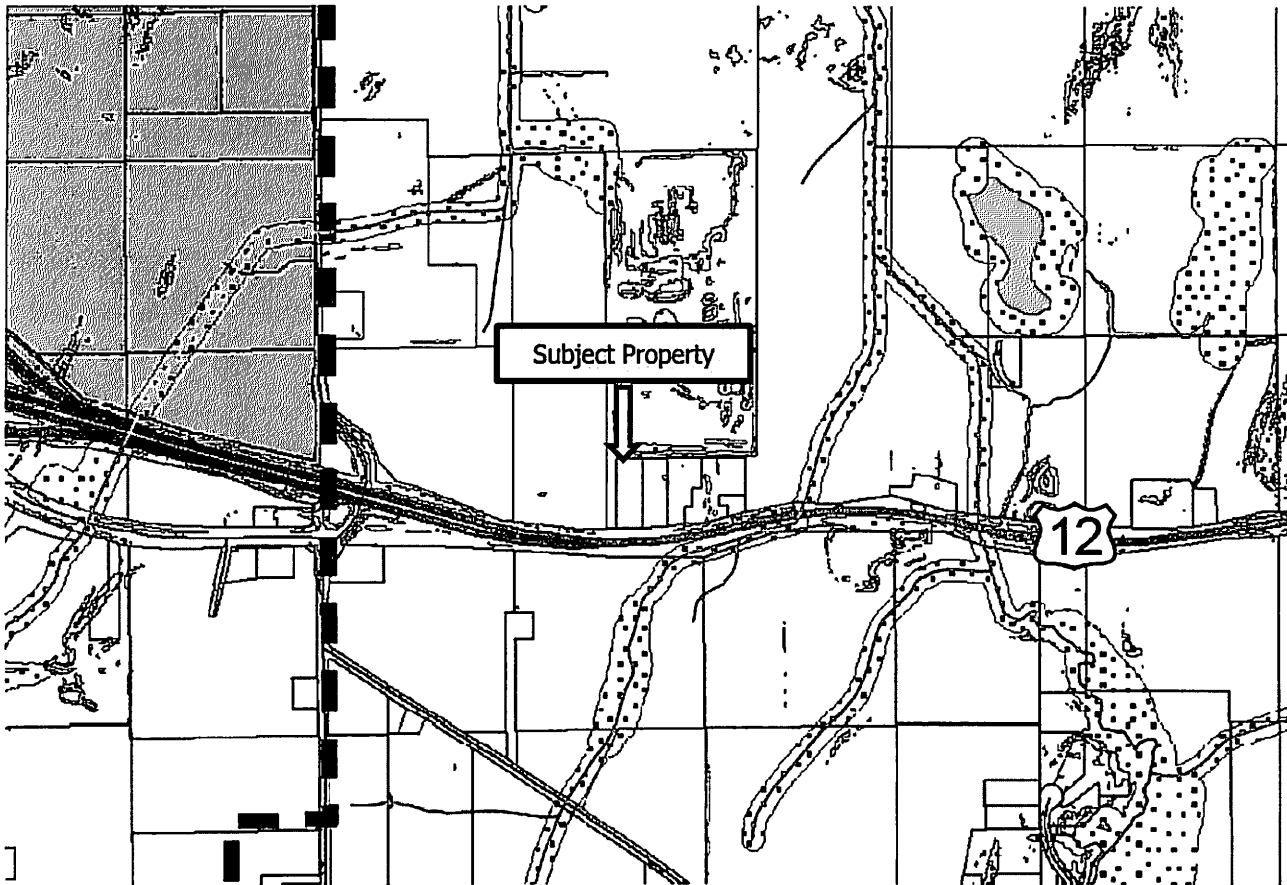
Agriculture remains an important economic contributor to the Dane County economy. The 2007 census of Agriculture indicates a total of 3,331 farms totaling 535,757 acres with an average size of 161 acres. The total market value of products sold totaled \$470,593,000 with an average per farm of \$141,277. The market value of products sold makes Dane County the No. 1 ranked county out of the 72 counties in the state of Wisconsin and 62nd out of 3,079 counties nationwide.

The subject property is located off US Highway 12 & 18 just south of Rocky Roads LLC. Rocky Roads LLC is a gravel quarry with a concrete batch plant operation which has been in operation since the 1960s. The concrete batch plant was approved for use through a conditional use permit (#2175) within the gravel pit an estimated 700 feet away from the subject property's residence.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Future Land Use




Legend

 Parcels (June 2017)

Future Land Use Categories

 Agricultural Preservation Area

 Agricultural Transition Area


 Open Space and Recreation Area


 Neighborhood Development Area

 Commercial Development Area

 Resource Protection Corridor

 City of Madison Extraterritorial
Jurisdiction Boundary (Jan. 2017)

 Village of Cottage Grove
Extraterritorial Jurisdiction
Boundary (Jan. 2017)

 Town of Cottage Grove Limits
(June 2017)

 Surface Water

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Site Data

The whole property as defined is located in Section 34 in the Town of Cottage Grove in Dane County, Wisconsin. The whole property has a total of 2.0 acres. The property is improved with a single-family residence. The property has access off a shared paved access drive owned by the neighboring property, Rocky Rights LLC. The site has level topography and is generally at grade with the surrounding roadways.



S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Site Identification

The subject of this appraisal is identified as a 2.0-acre RH-1 zoned site located on County Highway B in the Town of Pleasant Springs. The property consists of:

No.	Tax ID No.	Acres	Land Assessment	Improvements	Total
1	018/0711-342-9800-0	2.000	\$25,000	\$152,900	\$177,900

History of Property

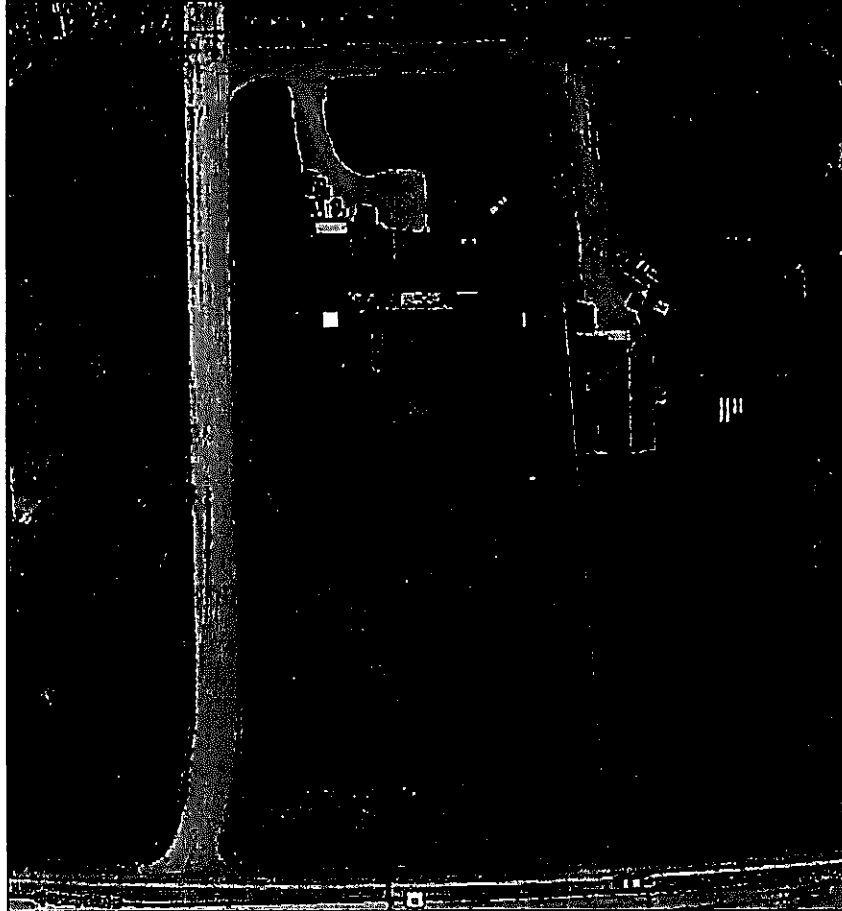
The subject property was purchased by Alexander B. Tukiendorf from Andrew O. Johnson in June of 2005 for a total purchase price of \$254,000. At the time of the sale, the property was improved with presumably the same residence that is constructed on the site currently, since assessment information indicates the residence being built in 2005. The Rocky Roads LLC mining operation has been in operation since the early 1960s.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Soil Map

The following zoning information is from the USDA web soil survey map. According to the mapping system, the subject property does not have any building restrictions or crop restrictions.



Dane County, Wisconsin (WI025)			
Dane County, Wisconsin (WI025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	2.2	78.7%
RnB	Ringwood silt loam, 2 to 6 percent slopes	0.6	21.3%
Totals for Area of Interest		2.8	100.0%

S.L. MAC WILLIAMS COMPANY

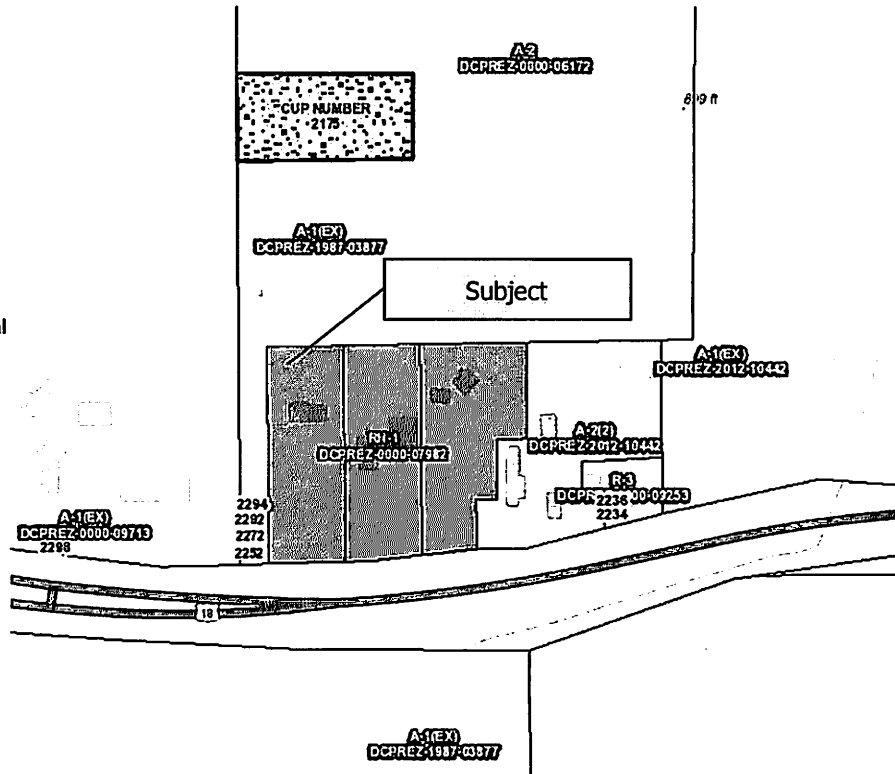
107 South Main Street Oregon, WI 53575

Zoning

The property is subject to the provisions of the Dane County Zoning ordinance and is zoned RH-1 Rural Homes District. The RH-1 Rural Homes District zoning has been adopted by all of the towns within Dane County except Bristol, Burke, Middleton, and Springdale.

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
- RH-1, RH-2, RH-3,
RH-4



S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

This 2014 - 2015 document is intended for reference only. Please contact Dane County Zoning Division (808) 266-4288 for specific ordinance language.

RH-1 Rural Homes District

Zoning district for single family homes with agricultural uses allowed – CH. 10-Zoning 10.09

Permitted Uses 10.09(1)

- Single family homes – one per parcel
- Home occupations
- Community living arrangements for less than 9 people
- Agricultural uses
- Incidental uses and accessory buildings
- Foster homes for less than 5 children
- Utility services

Conditional Uses 10.09(2)

- Daycare centers
- Bed & Breakfasts
- Dependency living arrangements
- Community living arrangements for 9 or more people
- Governmental uses
- Schools
- Religious uses

Setbacks and Height Requirements for Structures 10.09(3), 10.16, 10.17

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)
State or Federal Highway: 100/42 feet minimum
County Highway: 75/42 feet minimum
Town Road: 63/30 feet minimum
Subdivision streets platted prior to ordinance: 20 feet minimum
All other streets: 30 feet minimum from right-of-way

Side yard:
25 feet total, with no single side less than 10 feet minimum

Rear yard for homes: 50 feet minimum
For uncovered decks/porches: 38 feet minimum

Side yard and Rear yard for accessory buildings:
10 feet minimum with no livestock
50 feet minimum when housing livestock OR
100 feet minimum when housing livestock and within 100 feet of an abutting R-Residence district

Maximum Height: For homes and accessory buildings:
Two and one-half stories or 35 feet (mean of roof)

Minimum Requirement for Lot Width & Area

Minimum width: 150 feet at location of structure

Minimum Area: 2 acres

Maximum Lot Coverage: All buildings and structures

Maximum building coverage of lot: 10% of lot area

Accessory Buildings Requirements 10.04(1), 10.16(6)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
 - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
 - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.09(1)

- The number of livestock kept is limited to one (1) animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow, 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof.
- All structures housing livestock must be located 50 feet from each side and rear lot line, EXCEPT they must be 100 feet from a lot line abutting an R-Residence Zoning District (in most cases).

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Assessment Summary

No.	Tax ID No.	Acres	Land Assessment	Improvements	Total
1	018/0711-342-9800-0	2.000	\$25,000	\$152,900	\$177,900

Parcel Number - 018/0711-342-9800-0

Current

Parcel Summary

Municipality Name	TOWN OF COTTAGE GROVE
Parcel Description	LOT 1 CSM 9984 CS58/144&145 3/14/01 DESC...
Owner Name	
Primary Address	2292 US HIGHWAY 12 & 18
Billing Address	2292 US HIGHWAY 12 & 18 COTTAGE GROVE WI 53527

Current Year Assessment

Assessment Year	2018
Valuation Classification	G1
Assessment Acres	2.000
Land Value	\$25,000.00
Improved Value	\$152,900.00
Total Value	\$177,900.00

Assessment Contacts

Assessment Contact Information	
For questions or to schedule an appointment contact:	
Assessor	ASSOCIATED APPRAISAL CONSULTANTS
Phone	920-749-1995
Email	INFO.APRAZ@GMAIL.COM
Clerk	KIM BANIGAN
Phone	608-839-5021
Email	CLERK@TOWNCG.NET

Open Book/Board Of Review Dates

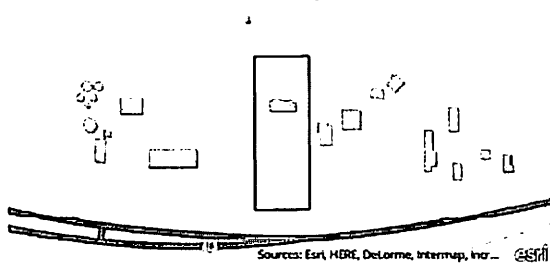
Zoning Information

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

Zoning
RH-1 DCPREZ-0000-07982

Zoning District Fact Sheets

Parcel Map



Current Year Taxes (2017)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$25,000.00	\$152,900.00	\$177,900.00
Taxes:		\$3,245.42
Lottery Credit(-):		\$136.18
First Dollar Credit(-):		\$77.81
Specials(+):		\$168.87
Amount:		\$3,200.30

Districts

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09DG	DEERGROVE EMS
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	01/30/2009	4498894		
WD	06/14/2005	4065958		
WD	07/31/2003	3772862		
WD	11/28/2001	3406968		
WD	03/27/2001	3300973		
WD	10/11/1994		27686	65
QCD	10/11/1994		27686	68
	04/12/1994		8256	
	04/12/1994		1053	188
LC	04/12/1994		16352	69
QCD	04/12/1994		17528	54
	04/12/1994		521	787
	04/12/1994		577&2	
	04/12/1994		982	254

S.L. MAC WILLIAMS COMPANY

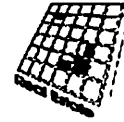
107 South Main Street Oregon, WI 53575

Improvements

Associated Appraisal Consultants, Inc.

Property Information for Town of Cottage Grove

Printed on 2/7/2018



Property Overview

Assessment Year:	2017
Parcel/Tax Key Number:	0711-342-9800-0
County:	Dane
Municipality:	Town of Cottage Grove
Address:	2292 Us Highway 12 & 18

Legal Description

LOT 1 CSM 9984 CS58/144&145 3/14/01 DESCR AS SEC 34-7-11 PRT SE1/4NW1/4 (2.000 A CRES)

General Value Data

Assessed Land Value:	\$25,000.00
Assessed Improvement Value:	\$152,900.00
Total Assessed Value:	\$177,900.00

Land Data

Residential:	2.000	Acres
--------------	-------	-------

Building Data

Characteristics		Building Area	Square Feet
Style:	Ranch	Full Basement:	1766
Stories:	1 Story	Crawl Space:	0
Year Built:	2004	First Floor:	1676
Bedrooms:	3	Second Floor:	0
Full Bathrooms:	2	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Gas	Rec Room:	0
Air Conditioning:	A/C	FBLA:	0
Fireplace:	N	Attached Garage:	1022

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Address:	2292 US Highway 12/18
Year Built:	2004
Story:	1
Square Feet:	1,676
Bedrooms:	3
Bath:	2
Room Count:	6
Basement:	Partial
Heating:	Forced Air/AC
Utilities:	Electrical, Gas, Private Well and Septic
Description	The single-family residence located on the subject property consists of a single-story ranch style house. The exterior of the home consists of vinyl siding and a composite shingle roof. The interior includes, hardwood, tile, vinyl and carpeted flooring, with painted drywall. The residence also is improved with a 3-car attached garage and gravel driveway. The property was observed to be in above-average condition.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Highest and Best Use

Properties are appraised as if put to their highest and best use to reflect the assumption that buyers and sellers set prices for properties based on their conclusions about the most profitable use of the site or property. The use of a site often limits its value. Highest and best use is defined in The Dictionary of Real Estate Appraisal as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

This definition covers a multitude of factors that must be considered when performing a highest and best use analysis. The four criteria for establishing the highest and best use are set forth below with examples:

1. Legal Permissibility - uses permitted by zoning, building code requirements, deed restrictions, and environmental regulations;
2. Physical Possibility - uses allowed by size, shape, area and frontage;
3. Financial Feasibility - uses that produce a positive return after all expenses and financial obligations are met; and
4. Maximum Productivity - of those financially feasible uses, the one that produces the highest price or value.

Highest and Best Use as Vacant

The subject property consists of a singular tax parcel; 0711-342-9800-0, located on the north side of US Highway 12/18. The net acreage of the property is approximately 2.0 assessed acres. According to Dane County zoning the subject property is zoned RH-1 Rural Housing District. This district allows for single family homes with agricultural uses allowed. The property is mostly open and generally level with surrounding roadways.

Highest and Best Use as Improved

The subject property is improved with a single-story residence. The residence was built in 2004 and is improved with a 1,676 SF single family ranch home. The house is serviced by a private well and septic system. The improvements located on the subject property would be permitted within the RH-1 Rural Housing District. The proximity of the mining operation has been taken into account but homes within the immediate area (>500') from the subject have been sold and show no indicated impact on market value. The highest and best use for the subject property as improved would be for continued use as a single-family residence.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Valuation

The standard appraisal process generally considers using three approaches to estimate value: (1) the Sales Comparison Approach, (2) the Cost Approach, and (3) the Income Approach.

The premise of the Sales Comparison Approach is that recent sales of similar or comparable properties provide an indication or estimate of value for the property being appraised. The approach requires that the properties being used be of similar size, quality, and location in comparison with the subject; provided that modest adjustments may be made to resolve dissimilarities. Based upon the amount and quality of market data available, and considering the nature of this assignment, we have relied on the Sales Comparison Approach to determine the value conclusion for the subject property sites as vacant.

The application of the Cost Approach is relatively straightforward. The first step in the Cost Approach is to estimate the value of the site as vacant. After the site value is established the replacement costs for the building and site improvements are estimated. An appropriate amount of depreciation from physical and economic factors is deducted from the cost new to arrive at a depreciated value of the improvements. The site value is then added to the depreciated value of the improvements in order to arrive at a value conclusion. The appraised properties are vacant commercial sites and the Cost Approach is not applicable.

The Income Approach to value is a set of procedures through which appraisers derives a value indication for an income producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. The appraised properties are vacant commercial sites and the Income Approach is not applicable.

S.L. MAC WILLIAMS COMPANY
107 South Main Street Oregon, WI 53575

Comparable Sales Approach as Improved

A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable properties based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant. It is the most common and preferred method of land valuation when an adequate supply of comparable sales is available.

The subject property is improved with a 1,676 SF single-story single-family residence.

No.	MLS No.	Location	Sales Price	Sales date	Total Square Footage	Price/Square Foot
1	1759067	3325 Field View Lane	\$336,000	Jul-16	1,916	\$175.37
2	1796394	3728 Vilas Road	\$239,000	Apr-17	1,934	\$123.58
3	1790909	2236 HWY 12/18	\$243,900	Jun-17	1,674	\$145.70



S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Comparable Sale 1



No.	MLS No.	Location	Sales Price	Sales date	Total Square Footage	Price/Square Foot
1	1759067	3325 Field View Lane	\$336,000	Jul-16	1,916	\$175.37

Property Type: Single Family Residence
Location: 3325 Field View Lane
Grantor: Cortney J. Keo
Grantee: Joseph and Nicole Konkel
Zoning: Residential
Use: Rural Residential
Municipality: Town of Cottage Grove
Recording Data: 5251529
Type of Document: Warranty Deed
Conditions of Sale: Market
Financing: Conventional
Verified By: Records
Verified By: SLM

Description:

This was the sale of single-story rural residence which was constructed in 2008, located on a 1.17-acre site in the Town of Cottage Grove in Dane County. The home is wood frame, having a Gross Living Area (GLA) of 1,916 SF. The home had a total of 7 rooms, with 4 bedrooms and 2 baths. There is a full basement which was unfinished. The property was listed for sale by Rock Realty, with Matthew Heitmann listed as the agent, on 10/1/2015 for \$349,900.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575



1759067 **Sold** **Single Family** **Price: \$349,900**
3325 Field View Ln **Town** **Cottage Grove** **D14**
County: Dane **Mailing City: Cottage Grove**
Subdivision: NA **WI 53527**

Bedrooms: 4 **Finished Above Grade SqFt: 1,916**
Full Baths: 2 **Fin Part/All Below Grd SqFt:**
Half Baths: 0 **Total Finished SqFt: 1,916** **Blue Print**
Year Built: 2008 **Assessor**
Est. Acres: 1.1700 **Assessor** **Open House:**
Lot Dim:

Schedule a Showing **Show Date:**

12/18 South to Right on Cty N, Right on Cty MN, Right on Field View			
Living/Great: M 22x16	Mstr BedRm: M 18x15	Laundry: M 7x6	Baths
Formal Dining: M 14x12	2nd BedRm: M 12x11		Full Half (D) Stoughton
Dining Area:	3rd BedRm: M 12x11		Upper: 0 0 (E) Kegonsa
Kitchen: M 14x10	4th BedRm: M 11x11		Main: 2 0 (M) River Bluff
Family Room:	5th BedRm:		Lower: 0 0 (H) Stoughton
Lake/River:	Zoning: Res	Net Taxes: \$ 5,650 / 2014	Land Assess: \$ 88,300
Feet WaterFront:	HOA Dues/Yr:	Builder: Batterman Homes	Improvements: \$ 234,000
Parcel: 0711-332-8810-0		Owner:	Total Assess: \$ 322,300 / 2014
Type 1 story	Fuel Liquid propane	Heating/Cooling Forced air, Central air	
Architecture Ranch	Water/Waste Well, Non-Municipal/Prvt dispos	Water/Waste Well, Non-Municipal/Prvt dispos	
Mstr Bed Bath Full, Walk-in Shower, Separate Tub	Driveway Paved, Unpaved, Extra paving	Barrier-free Open floor plan, First floor bedroom, First floor full bath, Width of hallways 36"+, Low pile or no carpeting	
Kitchen Features Breakfast bar, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Energy Eff/Green Low E Windows		
Fireplace Gas burning, 1 fireplace			
Basement Full, Full Size Windows/Exposed, Walkout to yard, 8' Ceiling, Studded for Bathroom			
Garage 3 car, Attached, Opener, Access to Basement			
Exterior Vinyl, Brick			
Lot Description Rural-not in subdivision			
Interior Features Wood or sim. wood floor, Walk-in closet(s), Great room, Vaulted ceiling, Water softener inc, Jetted bathtub, Hi-Speed Internet Avail, At Least 1 tub, Split bedrooms			
Exterior Features Deck, Patio			
Included: All window coverings			
Excluded:			
Wonderful open concept split bedrm ranch. 1.17 acre lot on dead end w/ easy access to 12/18. Features include: 3+ car garage w/ basement access, side parking pad, tray ceiling, full master bath w/ tiled dual head walk-in shower & jetted tub, large walk-in closet, master patio access, 9' ceilings up & down, vaulted ceilings in great room, hardwood maple floors, quartz kitchen tops, granite vanity tops, fireplace, studded & insulated basement plumbed for bath & walk out exposed patio door, 3-zone temp ctrl			
Seller offers selling agent \$1,000 commission bonus for procuring an accepted offer by May 31st 2016. Transaction must close to receive bonus. Propane tank is owned. Pool table negotiable.			
Lot Agt: Matthew Heitmann 78356-94 CoList:	List Date: 10/1/2015	Expire Date: 7/31/2016	
Prof: 608-347-4196	Subagent Comm: 3.0%	Electronic Consent: Yes	
Matth@RockRealtyWI.com	Buyer Agent Comm: 3.0%	Exclusive Agency: No	
Rock Realty	DOM: 202 CDOM: 202	Licensee Interest: No	
877-774-7625 Fax #: 877-774-7625	AO Date: 4/20/2016	Limited Service: No	
PO Box 1361	Closing Date: 7/15/2016	Multiple Rep: DA	
Janesville WI 53547-1361	Financing: Conventional	Named Exceptions: No	
Sale Agt: Chad Scott	Sale Factors: N/A	Policy Letter: No	
First Weber Inc	Concessions: 0	Variable Comm: No	
	Competing Offers: No		

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Comparable Sale 2



No.	MLS No.	Location	Sales Price	Sales date	Total Square Footage	Price/Square Foot
2	1796394	3728 Vilas Road	\$239,000	Apr-17	1,934	\$123.58

Property Type: Single Family Residence
Location: 3728 Vilas Road
Grantor: Estate of Jean C. Hanson
Grantee: Tiffany J. Manson
Zoning: Residential
Use: Rural Residential
Municipality: Town of Cottage Grove
Recording Data: 5316885
Type of Document: Warranty Deed
Conditions of Sale: Market
Financing: Conventional
Verified By: Records
Verified By: SLM

Description:

This was the sale of single-story rural residence located on a .83-acre site in the Town of Cottage Grove in Dane County. The bi-level residence is wood framed having a Gross Living Area (GLA) of 1,934 SF. The home had a total of 7 rooms, with 3 bedrooms and 2 baths. There is a full basement which was partially finished at the time of sale. The property was listed for sale by Badger Realty Group on 3/3/2017 for \$239,900 and was on the market for 6 days.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575



1796394 **Sold** **Single Family** **Price: \$239,900**
3728 VILAS RD **Town** **Cottage Grove** **D14**
County: Dane **Mailing City:** Cottage Grove
Subdivision: Sky High **WI** 53527

Bedrooms: 3 **Finished Above Grade SqFt:** 1,464
Full Baths: 2 **Fin Part/All Below Grd SqFt:** 470
Half Baths: 0 **Total Finished SqFt:** 1,934 **Appraiser**
Year Built: 1966 **Appraiser**
Est. Acres: 0.8300 **Assessor** **Open House:**
Lot Dim:

[Schedule a Showing](#) **Show Date:**

Cottage Grove Rd East to Right on Vilas Rd

Living/Great: M 21x13	Mstr BedRm: M 11x12	Laundry: L	Baths	School Info
Formal Dining:	2nd BedRm: M 12x12		Full Half	(D) Monona Grove
Dining Area: M 11x14	3rd BedRm: M 9x12		Upper: 0 0	(E) Cottage Grove
Kitchen: M 10x12	4th BedRm:		Main: 1 0	(M) Glacial Drumlin
Family Room: L 21x14	5th BedRm:		Lower: 1 0	(H) Monona Grove

Lake/River:	Zoning: R-1	Net Taxes: \$ 3,856 / 2015	Land Assess: \$ 73,100
Feet Waterfront:	HOA Dues/Yr:	Builder:	Improvements: \$ 124,900
Parcel: 0711-213-4548-7		Owner:	Total Assess: \$ 198,000 / 2016

Type Multi-level	Fuel Natural gas
Architecture Bi-level, Raised Ranch	Heating/Cooling Forced air, Central air
Mstr Bed Bath None	Water/Waste Joint well, Non-Municipal/Prvt dispos
Kitchen Features Range/Oven, Refrigerator	Driveway Paved
Basement Full, Full Size Windows/Exposed, Partially finished, Studded for Bathroom	Barrier-free Ramped or M from garage, Level drive, Level lot
Garage 2 car, Attached, Under, Opener, Access to Basement	
Exterior Vinyl	
Lot Description Run-in subdivision	

Interior Features Wood or sim. wood floor, Washer, Dryer, Water softener inc, Cable available, Hi-Speed Internet Avail, At Least 1 tub

Included: All window coverings

Excluded:

What a find! Well maintained and pre-inspected, this is a 3 bedroom, 2 bath beauty in the Town of Cottage Grove. Newer central A/C, vinyl siding, water heater, roof, carpet, and windows make this move-in ready. Gleaming hardwood floors in all bedrooms and hallway. Extra deep level lot for your garden or future outbuildings. Home inspection and well/septic inspection available by request. This is an estate sale.

Estate Sale. Seller has not lived on property for over 40 years. Use ShowingTime link above or call 1-800-SHOWING for all showing requests.

ListAgnt: Pat Sternad	65238-94 CoList:	List Date: 3/3/2017	Expire Date: 9/29/2017
Prof: 608-216-5749		Subagent Comm: 3%	Electronic Consent: Yes
psternad@badgerrealtygroup.com		BuyerAgent Comm: 3%	Exclusive Agency: No
Badger Realty Group		DOM: 6 CDOM: 6	Licensee Interest: No
608-839-9777 Fax #: 888-521-7991		AO Date: 3/9/2017	Limited Service: No
536 Southing Grange Unit G		Closing Date: 4/6/2017	Multiple Rep: DA
Cottage Grove WI 53527-9337		Financing: Conventional	Named Exceptions: No
SaleAgnt: Matt Kornstedt	Sold Price: \$230,000	Sale Factors: N/A	Policy Letter: No
Stark Company, REALTORS	Concessions: 1,250	Competing Offers: Yes	Variable Comm: No

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Comparable Sale 3



No.	MLS No.	Location	Sales Price	Sales date	Total Square Footage	Price/Square Foot
3	1790909	2236 HWY 12/18	\$243,900	Jun-17	1,674	\$145.70

Property Type: Rural Residence
Location: 2236 US Highway 12/18
Grantor: Daniel P. and Laura E. Viney
Grantee: Jeffrey William and Alyssa Lynn Coffey
Zoning: Residential
Use: Rural Residential
Municipality: Town of Cottage Grove
Recording Data: 5334352
Type of Document: Warranty Deed
Conditions of Sale: Market
Financing: Conventional
Verified By: Records
Verified By: SLM

Description:

This was the sale of a raised ranch residence which located on a 3.04-acre site in the Town of Cottage Grove in Dane County. The home is wood frame, having a Gross Living Area (GLA) of 1,674 SF. The home had a total of 8 rooms with 3 bedrooms and 2 baths. The property had two outbuildings including a barn and storage building. There is a full basement which was partially finished. The property was listed for sale by Badger Realty Group by listing agent Kyle Broom on 11/21/2016 for \$249,500.



1790909	Sold	Single Family Price: \$249,500
2236 HWY 12/18	Town	Cottage Grove D14
County: Dane	Subdivisions: N/A	Maping City: Cottage Grove WI 53527
Bedrooms: 3	Finished Above Grade SqFt: 1,248	Fin Part/All Below Grd SqFt: 426
Full Bathes: 2	Half Bathes: 0	Total Finished SqFt: 1,674
Year Built: 1972	Assessor	Open Houses
Est. Acres: 3.0400	Assessor	Open Houses
Lot Dims:	Show Date:	

HWY 12 & 18 EAST OF MADISON JUST PAST THE HWY N INTERCHANGE

Living/Great: M 13X18	Master Bedroom: M 14X15	Laundry: M	Baths	School Info
Formal Dining: M 11X11	2nd Bedroom: M 11X12	Rec Room: L 11X17	Full Half (D) Stoughton	
Dining Area:	3rd Bedroom: M 12X13	Rec Room: L 11X18	Upper: 0 0 (E) Not Assigned	
Kitchen:	4th Bedroom: M 12X15	Main: 1 0 (M) Not Assigned	Lower: 1 0 (H) Stoughton	
Family Room:	5th Bedroom:	Net Taxes: \$ 3,788 / 2015	Land Assess: \$ 59,700	
Lake/Driver:	Zoning: RES	HOA Dues/Yr \$0	Improvements: \$ 148,700	Total Assess: \$ 208,400 / 2016
Feet WaterFront:	Builder:	Owner:		
Parcel: 0711-341-9240-0				

Type	1 story	Fuel	Liquid propane
Architecture	Raised Ranch	Heating/Cooling	Forced air, Central air
Master Bath	None	Water/HVAC	Joint wet, Other
Kitchen Features	Range/Oven, Refrigerator, Dishwasher, Microwave	Driveway	Paved
Basement	Full, Full Size Windows/Exposed, Partially finished	Barrier-free	Open floor plan
Garage	2 car, Attached		
Exterior	Wood		
Lot Description	Furnish-in subdivision		
Interior Features	Water softener inc, At Least 1 hbd		
Included:			
Excluded:			

Don't miss this private home sitting on just over 3 acres that has been completely updated! Home boasts 3 bedrooms, 2 baths and has plenty of storage with multiple outbuildings, besides the 2 car garage. Sit around the fireplace in the living room or over look your country lot on your oversized deck. Better yet, easy access for the commuter sitting just off Hwy 12/18. Few similar homes offered for sale in Dane County so hurry up and book your showing today!

Use ShowingTime link above or call 1-800-SHOWING for all showing requests.

LSAgt:	Kyle Broom	58073-90 Collet	List Date: 11/21/2016	Expire Date: 6/21/2017	Electronic Consent: Yes
Call:	262-370-3244	Subagent Comm: 3%	Buyer Agent Comm: 3%	Exclude Agency: No	License Interest: No
Badger Realty Group	kylebroom@gmail.com	DOM: 147 CDOM: 147	AD Date: 4/17/2017	Listing Date: 6/19/2017	Multiple Rep: DA
608-839-9777	Fax #: 888-521-7991	Financing: Conventional	Financing: Conventional	Renamed Exceptions: No	Policy Letter: No
536 Southing Grange Unit G	Cottage Grove WI 53527-9337	Sold Price: \$243,900	Concessions: 0	Competing Offers: No	Variable Comm: No
Century 21 Affiliated	Sale Agent: Donna LaBarge				

S.L. MAC WILLIAMS COMPANY
107 South Main Street Oregon, WI 53575

Adjustment Grid for Improved Residential Sales

SUBJECT		Comparable 1			Comparable 2			Comparable 3		
2292 US Hwy 12/18		3325 Field View Lane			3728 Vilas Road			2236 Hwy 12/18		
Date of Sale		Jul-16			Apr-17			Jun-17		
Sales Price		\$336,000			\$239,000			\$243,900		
Sales Price SF		\$175.37			\$123.58			\$145.70		
MLS	Inspection	1759067			1796394			1790909		
Adjustments	Description	Description	#(±) Adjustment	Description	#(±) Adjustment	Description	#(±) Adjustment	Description	#(±) Adjustment	
Financing/Sales Concessions		N/A			N/A			N/A		
Adjusted Value		\$336,000			\$239,000			\$243,900		
Sale Date/Time		Jul-16			Apr-17			Jun-17		
Adjusted Value		\$336,000			\$239,000			\$243,900		
Location	Cottage Grove	Equal			Equal			Equal		
Site/Acres	2.000	1.170			0.830			3.040		
Design/Appeal	Ranch	Ranch			Bi-Level			Raised Ranch		
Quality of Const	Wood Frame	Wood Frame			Wood Frame			Wood Frame		
Age / Years	2005	2008			1966			1972		
Condition	Average/Good	Equal			Equal			Equal		
Room Count	Tot Bed Bath	Tot Bed Bath	\$0	Tot Bed Bath	\$0	Tot Bed Bath	\$0	Tot Bed Bath	\$0	
	6 3 2	8 4 2	\$0	7 3 2	\$0	8 3 2	\$0			
GLA/Abv Grade	1,704	1,916			1,934			1,674		
Basement/Fin	Full/unfinished	Equal			Partially Finished (\$11,950)			Partially Finished (\$12,195)		
Outbuildings	0	Equal			none \$23,900			2 Outbuildings (\$24,390)		
Garage	3 car attached	Equal			2 car attached \$11,950			2 car attached \$12,195		
Other	None	None			None			Equal		
Net Adjustment		Comp 1			Comp 2			Comp 3		
Adjusted Value		\$336,000			\$286,800			\$243,900		
Adjusted Value/SF		Comp 1			Comp 2			Comp 3		
		\$336,000			\$286,800			\$243,900		
Weighted %		25%			25%			50%		
Weighted \$		84,000			71,700			121,950		
Unit Value										
Conclusion		\$277,650								

Explanation of Adjustments

Time:

The effective date of this appraisal is February 5th, 2018. The comparable sales were all sold in 2016 and 2017 and no adjustments were necessary.

Location:

The subject property is located in the Town of Cottage Grove on the north side of US Highway 12/18. The comparable sales were in similar township locations and no adjustments were necessary.

Site/Acres:

The subject site had 2.00 acres. All the Comparable Sales were similar in size and no adjustment was deemed necessary.

Design Appeal:

The subject property is a ranch style rural residence. All of the comparable sales were of similar design and appeal and required no adjustments.

Quality of Construction:

The subject property is a wood frame home. The comparable sales were of similar construction and required no adjustments.

Age:

The subject property was constructed in 2005. Comparable Sale 1 was similar in age to the subject, while Comparable Sales 2 and 3 were considerably older. Both Comparable Sales were adjusted upward by 10% to reflect the age of the properties.

Condition:

Based upon our inspection, the subject property was noted to be in average condition. The comparable sales were all of equal condition and no adjustment was necessary.

Room Count:

The subject and Comparable sales were similar in room count and no adjustments were required.

Gross Living Area:

The subject property has a total of 1,676 SF of finished GLA. The comparable sales were all of similar GLA and no adjustments were required.

Basement/Finished Area:

The subject property has a full basement with no recorded finished space. Comparable Sale 1 was similar, while Comparable Sales 2 and 3 both had full basements, part of which were finished. Comparable Sales 2 and 3 were adjusted downward 5% to reflect the additional finished space in the basements.

Outbuildings:

The subject property does not have any outbuildings located on the site. Comparable Sales 1 and 2 did not have any outbuildings located on the site at the time of sales. Comparable 3 was sold with 2 outbuildings located on the subject property. A downward adjustment of 10% was made to Comparable Sale 3 to reflect the outbuildings located on the comparable.

Garage:

The subject is improved with a 3-car attached garage. Comparable Sales 2 and 3 were improved with a 2-car attached garage. An upward adjustment of 5% was made to Comparable Sales 2 and 3 to reflect the lack of a 3rd garage stall.

Other:

No adjustments were necessary.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Value Conclusion As Improved

In the analysis of the subject property three improved residential comparable sales were reviewed. The adjusted values ranged between \$243,900 and \$336,000. The final value conclusion is estimated at \$265,500 and would be allocated as follows:

Comparable	Adjusted Sale Price	Weight	Weighted Value
1	\$336,000	25%	\$84,000
2	\$286,600	25%	\$71,700
3	\$243,900	50%	\$121,950
Total:		100%	\$277,650
Rounded:			\$277,700

Addenda

Section Nine

Concern: Lack of reclamation on existing operation

- Applicant will commit voluntarily to reclaim and seed in the next twelve (12) to twenty-four (24) months approximately six (6) acres of disturbed land. Please see attached map for proposed area. Please note berms are to stay in place.
- Please also see attached information regarding the current reclamation plan. Note the bottom paragraph on Page 1 of Mr. Lane's letter to the Town Chairman: "The operator has not exhausted the gravel and sand deposit in this area and remains active. The landowner is not required to reclaim any portion of the site until such time as the materials are exhausted."





Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

August 28, 2017

Chair Kris Hampton
Town of Cottage Grove
4058 County Highway N
Cottage Grove, WI 53527

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

RE: Rocky Rights LLC Quarry and Batch Plant, US Highway 12/18, Cottage Grove

Dear Chair Hampton,

There have been inaccurate claims by Mr. Tukiendorf regarding the quarry operation and concrete batch plant located at 2294 US Highway 12/18. This letter is being sent to provide an accurate depiction of the site.

The property consists of a 52-acre legal non-conforming non-metallic mineral extraction site. The property was registered by the Wingra Stone Company in 1968. The registration was part of a zoning ordinance amendment when quarries changed from a permitted use to a conditional use. As a legal non-conforming site, the quarry operation is provided the same benefits as a land use which is permitted by right. Meaning, there are no limits on hours of operation, trucking, fencing, or screening. Quarry safety is monitored by Mine Safety and Health Administration. The operator has a reclamation plan for the site and is in conformance with Wisconsin Administrative Code NR 115 regarding reclamation. See attached operations plan.

The property also is host to a concrete batch plant. The operation is a legal land use permitted through the conditional use process. Rocky Rights LLC obtained a conditional use permit (CUP #2175) in 2011 to operate the batch plant. The land use has conditions of approval, see attachment.

With regards to Mr. Tukiendorf's claims, the site does not require a 6 to 10-foot chain link fence around the entire site. There is only one requirement for fencing which is part of the conditional use permit. The CUP requires a fence to be installed on the northern boundary of the property. A barbed wire fence has been installed on the northern boundary and is in conformance with the condition. The reclamation plan does however list a fence in its inventory of man-made objects on the property. This identification would not be considered a requirement.

There was a claim that the operation does not have an adequate tracking pad to remove dirt from trucking vehicles prior to accessing onto a public right-of-way. The access path from the site consists of a 500-foot asphalt path, plus a 500-foot crushed asphalt path to ensure dirt is not tracked out onto Hwy 12/18. In addition, the operation area consists primarily of a gravel base with keeps tracking of mud to a minimum. The current access path goes beyond minimum requirements and in conformance with tracking requirements.

There was a claim that a portion of the quarry needs to be reclaimed. The operations plan shows that the northerly portion of the site is to be worked between 2005-2014. The operator has not exhausted the

gravel and sand deposit in this area and remains active. The landowner is not required to reclaim any portion of the site until such time as the materials are exhausted.

Over the past few years, Dane County Zoning Division has received complaints from one person alone regarding potential violations of the operation of the quarry and batch plant. All complaints have been responded to and inspections conducted on the site. Each time, the operations are found to be in compliance with Dane County Code of Ordinances, NR 115, and conditions of approval under CUP #2175.

If you have any questions or concerns, please feel free to call me at (608) 266-9078.

Respectfully,

A handwritten signature in black ink, appearing to read "Roger W. Lane III". The signature is written in a cursive, flowing style.

Roger Lane
Dane County Zoning Administrator



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2175

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2175 for a concrete batch plant pursuant to Dane County Code of Ordinance Sections 10.126(3)(a), and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: **JULY 12, 2011**

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **2272 US Highway 12/18, Town of Cottage Grove, Dane County**

LEGAL DESCRIPTION:

Part of the E 1/2 NE 1/4 and W 1/2 NW 1/4 Section 34, Town of Cottage Grove described as follows: Commencing at the Northwest corner of NE 1/4 of said Section then South 773.94 feet; thence West 670 feet; thence South 950 feet to the point of beginning. Beginning at this point, the 2 acre plant site shall be described as thence North 200 feet, thence East 425; thence South 200', thence West 425; back to the point of beginning and containing the 2 acres, being part of Section No. 34.

Tax Parcel # 0711-341-8600-0

CONDITIONS:

1. The applicant shall submit an erosion control plan covering the entire CUP area for the duration of operations.
2. The applicant shall apply for and receive all other required local, state and federal permits.
3. Hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Friday, and some Saturdays when necessary from 6:00 a.m. to 4:00 p.m. Operation outside of those times will require at least 7 days notice to the Town and immediate neighbors, and shall be limited to no more than 6 projects not to exceed 30 total days / year.
4. CUP 2175 shall not become effective until a *permit for connection to state trunk highway* has been issued from the Wisconsin Department of Transportation (WisDOT); and operations may not begin until all improvements, as defined in the *permit for connection to state trunk highway*, have been completed.
5. The operator shall require all trucks and excavation equipment to have muffler systems that meet or exceed then current industry standards for noise abatement.

6. Trucks shall not use "jake" brakes.
7. The operator shall maintain the driveway in a dust free manner in accordance with local, state, and federal regulations, and shall clean any dust or mud tracked onto public roads.
8. Landscaping/screening: The berm along the southern boundary of the mineral extraction operation area shall be uniformly graded with pine trees at least 3 feet high, incorporating neighbor input; berms shall be built on the east boundary of the mineral extraction operation; and the berm on the western boundary must be built in such a way that maintains the access easement.
9. Install fence on northern boundary of the mineral extraction operation.
10. The operator shall meet DNR standards for particulate emissions as described in NR 415.075 and NR 415.076.
11. Operations shall cease no later than twenty-five (25) years from the date of CUP approval, with a review by the town once every 5 years. The town will report the outcome of their review to Dane County Zoning.
12. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Unless the operation is in reasonable compliance with these terms of this approval, such approval is subject to amendment or revocation.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

Areas To Be Mined Throughout 2004

Areas To Be Mined 2005-2014

Future Mining Areas
Overburden Berm

Blue Hatch Indicates
Phase 1 Mining Area (2005-2009)

Pile Locations



Future Mining Areas
Topsoil Berms

Magenta Hatch
Indicates Previously
Mined Areas

650' Paved
Asphalt Entrance

Wooded Area

Pond for Possible Wash Plant

Future Scale and
Scale House

Recycled Asphalt Drive
for Dust Control

Orange Hatch
Indicates Phase 2
Mining Area (2009-2024)

Arrows Indicate Phase 1 Reclamation Area
Everything To The Left of This Line Will Be Reclaimed

Hellickson Future Operational Plan



SIZE	DATE	DWG NO.	REV
B	07/20/2004	8	1
SCALE	1"=200'	SHEET	8
		DRAFTER	NS

455 North Highway 20
Sun Prairie, WI 53590
Phone: 608.837.4400 Fax: 608.837.4410

Sun Prairie Sand and Gravel

Concluding Statement:

Applicant has submitted substantial evidence supporting its request for a conditional use permit to conduct mineral extraction on the subject property. This is a superior site for such extraction. The proposed extraction site is to the north - moving away from the residences on US Hwy 12/18, where there is virtually no other development. The material is being locally sourced to a pre-existing and permitted concrete batch plant. The material can then be transported directly onto US Hwy 12/18, without any disturbance to Town or County roadways.

Applicant is aware of no substantial evidence in opposition to this application. For example, there are no qualified experts documenting that Applicant does not meet the necessary conditions.

As set forth on the attached document, Applicant can meet the Six Standards of a Conditional Use Permit in Dane County. Applicant respectfully requests the grant of its application.

Charles V. Sweeney

Mitchell R. Olson

Axley Brynelson, LLP

Attorneys for Rocky Rights, LLC