

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/20/2024	DCPCUP-2024-02651
Public Hearing Date	
02/25/2025	

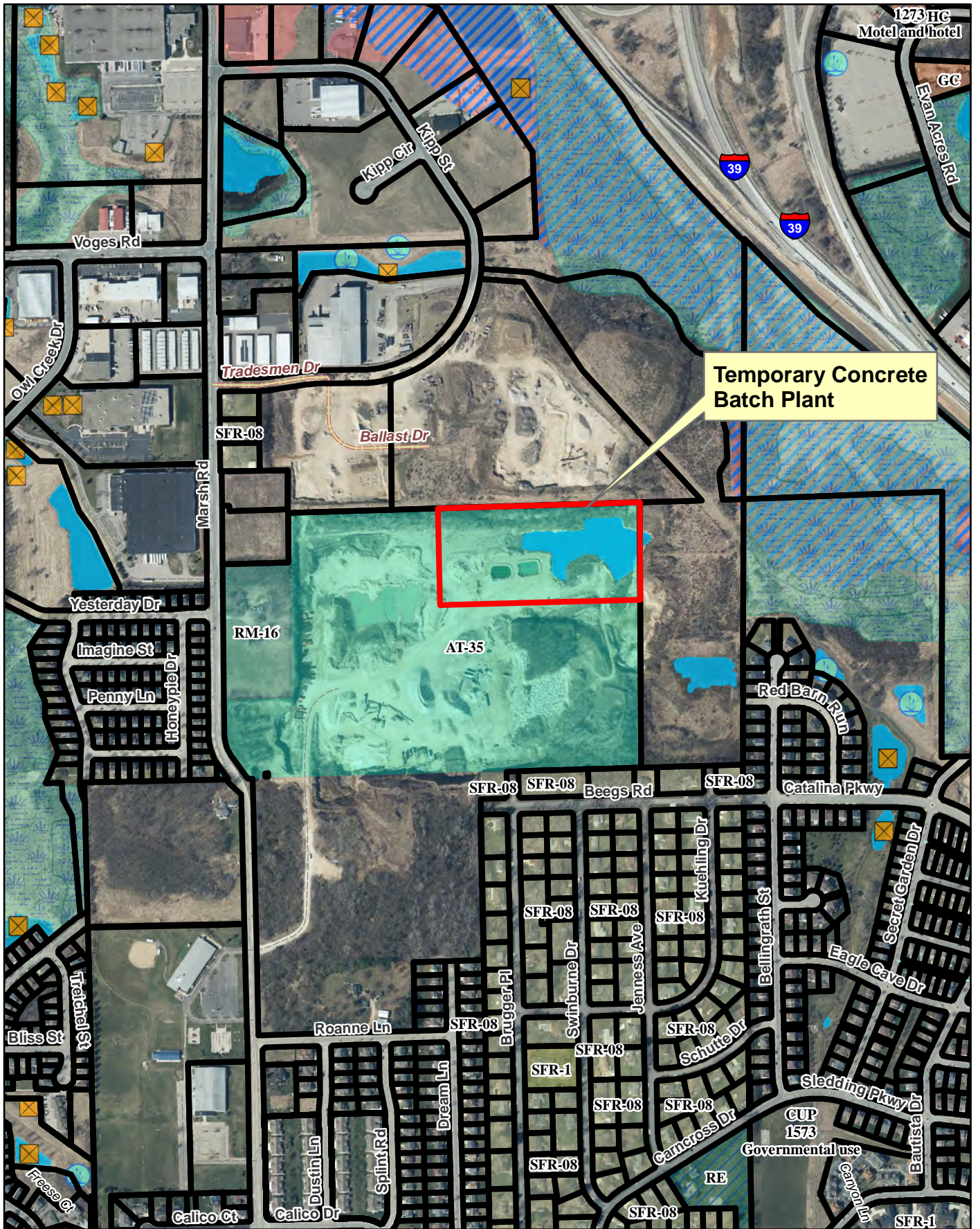
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WINGRA REAL ESTATE LLC	Phone with Area Code (715) 240-0315	AGENT NAME TRIERWEILER CONSTRUCTION (NICK PETIT)	Phone with Area Code (715) 240-0315
BILLING ADDRESS (Number, Street) PO BOX 44284		ADDRESS (Number, Street) 2916 SOUTH CHERRY AVE	
(City, State, Zip) MADISON, WI 53744-4284		(City, State, Zip) Marshfield, WI 54449	
E-MAIL ADDRESS		E-MAIL ADDRESS nick@tpaving.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4381 Marsh Rd					
TOWNSHIP BLOOMING GROVE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-263-9001-0		---		---	



CUP DESCRIPTION
Temporary concrete batch plant

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3) and 10.103(20)	14.5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:



Legend

-  Wetland
-  Floodplain

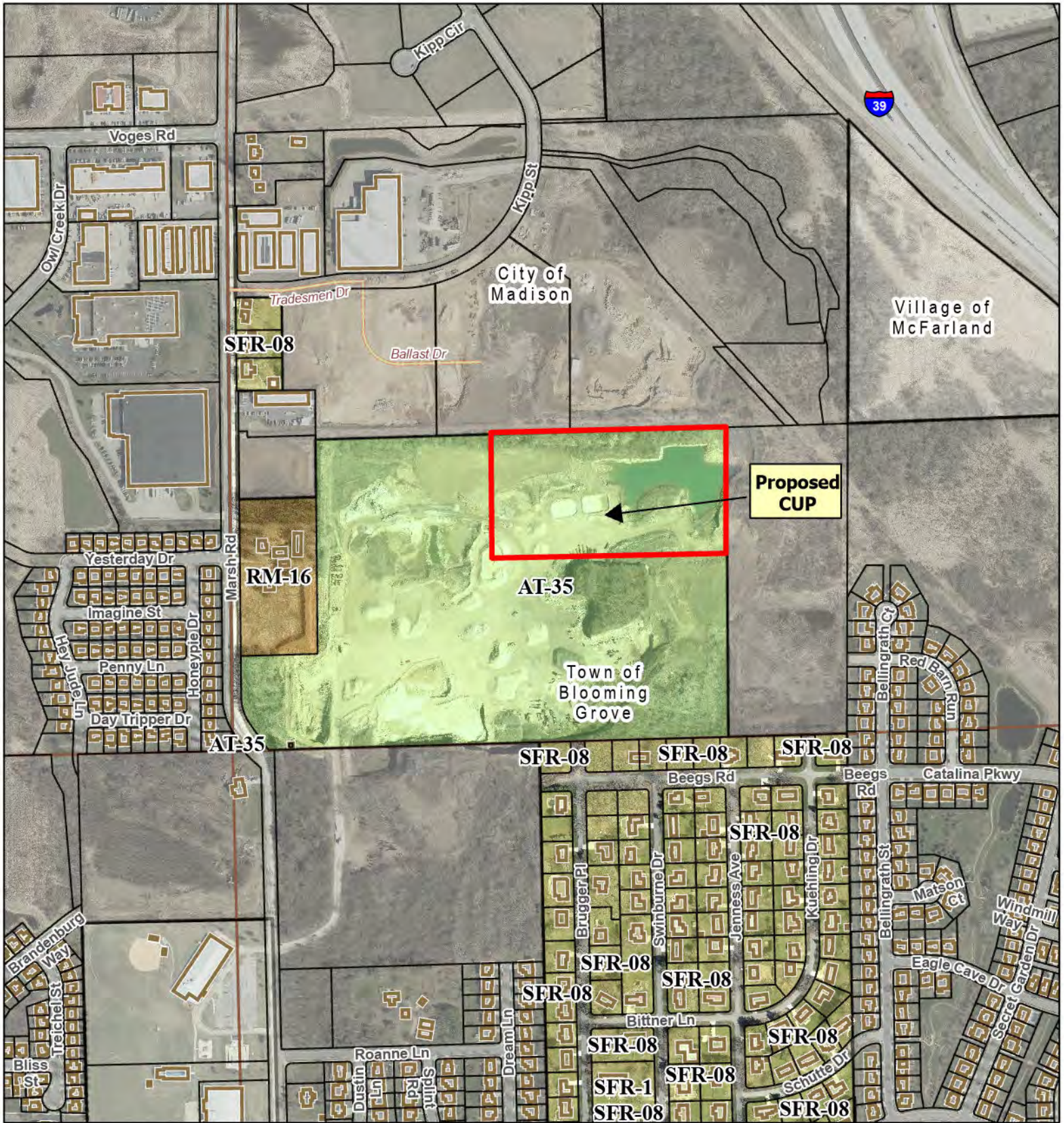


0 375 750 1,500 Feet

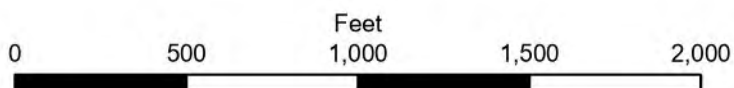
CUP 2651
Trierweiler Construction

4381 Marsh Road

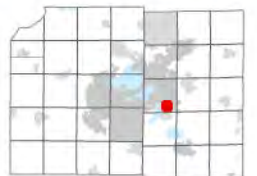
Neighborhood Map



Location in Dane County



12/18/2024



TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting



Dane County - Conditional Use Permit

2916 South Cherry Ave
Marshfield WI 54449
(715) 387-8451

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting

2916 South Cherry Avenue

Marshfield, WI 54449

Phone 715-387-8451

Fax 715-384-5599

December 10th, 2024

Dane County / Town of Blooming Grove
Plan Commission

Subject: Special Exception; Parcel Pin 008/0710-263-9001-0

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

Contact Information

Site:

Parcel Pin: 008/0710-263-9001-0
Legal Description: See Attached
Town of Blooming Grove, WI 53744

Property Owner:

Wingra Real Estate LLC
PO Box 44284
Madison, WI 53744

Sincerely,

Nick Petit

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



An Equal Opportunity Employer

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Introductions & Intentions

Introduction & Intentions

Ready Mix Concrete

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

Based upon the availability of some ingredient aggregate materials nearby, the Wingra Site on Marsh Road offers an ideal location for the staging of a portable, temporary RMC plant to be used on future WI DOT construction projects. The site is currently zoned A1 and is being used as a Sand and Gravel Pit. Trierweiler Construction is requesting this special exception permit beginning on March 1st, 2025, to December 31st, 2026.

Siting

The site, consisting of Parcel Pin 008/0710-263-9001-0 is currently being used as a Gravel Pit. The special exception permit area is approximately 3 acres in size, for the exact location and layout please see the attached map. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

Not much site work will be required as we will be setting up in a Gravel Pit and will not need to do any erosion control or topsoil stripping.

Operation Description

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

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

Zoning and Setbacks

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

Erosion Control/ Storm Water Management

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

Noise

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on the interstate. Additionally, the plant will only be in operation for approximately 50 total days.

Dust Control

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

Lighting

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

Closing Statement

Closing Statement

Trierweiler Construction (agent) on behalf of Wingra Construction Company (property owner) is submitting the enclosed Special Exception Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from March 1st, 2025, to December 31st, 2026, in support of the WisDOT construction projects. If you have any questions or concerns, or require additional information, or clarification, please feel free to contact me via the contact information listed on the front page.

To my knowledge, over the past 2 years that Trierweiler's batch plant has been set up we have not had any complaints. We have been in compliance with all town and county regulations, and we hope you take this into consideration when renewing this permit.

Sincerely,

Nick Petit

Trierweiler Construction

Land Use Permit Application



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Wingra Real Estate LLC	Agent Name:	Nick Petit
Address (Number & Street):	PO Box 44284	Address (Number & Street):	2916 South Cherry Ave
Address (City, State, Zip):	Madison WI 53744	Address (City, State, Zip):	Marshfield, WI , 54449
Email Address:		Email Address:	nick@tpaving.com
Phone#:		Phone#:	715-240-0315

SITE INFORMATION			
Township:	Town of Blooming Grove	Parcel Number(s):	008/0710-263-9001-0
Section:	SWC 26-7-10	Property Address or Location:	4381 Marsh Road
Existing Zoning:	FP-35	Proposed Zoning:	FP-35
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE	
Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Please see attached documents.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: Please see attached documents.	

GENERAL APPLICATION REQUIREMENTS					
Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.					
<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer

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

Owner/Agent Signature: _____

Date: 12/26/24 NMP

STANDARDS FOR CONDITIONAL USE PERMITS

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

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

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

I believe this is covered in my CUP supporting documents.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Setting up in an existing gravel pit will not have any effect on property's.

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

I believe this is covered in my CUP supporting documents.

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

No accommodations will need to be made or access roads as we will be using existing gravel pit roads.

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

Using existing access.

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

Addressed in supporting documents of CUP.

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

I believe this is covered in my CUP supporting documents.

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Please see attached documents.

List the proposed days and hours of operation.
Please see attached documents.

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

I believe this is covered in my CUP supporting documents.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

I believe this is covered in my CUP supporting documents.

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

I believe this is covered in my CUP supporting documents.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

Please see attached documents.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

On site bathrooms will be rented with a maintenance program

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

We will use a local company and rent a dumpster for any trash.

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

On days we are paving we will have 2-5 trucks. Trucks will not weigh over the legal weight.

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

Please see attached documents.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Please see attached documents.

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

N/A

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

Currently being used as a gravel pit.

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

Residential housing and commercial use.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

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

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Written Brief

Written Brief

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

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

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

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

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

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on the interstate. Additionally, the plant will only be in operation for approximately 50 total days during the 2-year duration of the project to complete the concrete paving work.

Dust will be controlled through the use of enclosed bin for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control

the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways

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

General Overview Location Map

Wingra Kampmeir Pit

Write a description for your map.

Legend

- ?Wingra Kampmeir Plant
- bp
- Cycropia Aerial Dance
- Dane County Sanitary Landfill
- Feature 1
- Feature 2
- Ho-Chunk Gaming Madison
- Veterans Memorial Park

Wingra Kampmeir Plant

Google Earth



1000 ft

Scaled Site Layout

Untitled Map

Write a description for your map.

Legend



Plant Site Location

Agg Piles

Google Earth

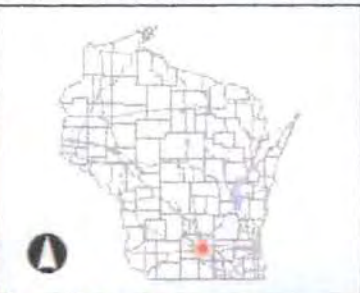
1000 ft



DNR Surface Water Map



Surface Water Data Viewer Map



- Legend**
- Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - 2D Water Surface Elevation Grid
 - High : 937.629
 - Low : 853.184
 - Dams
 - Dams with FERC License
 - Dams
 - Record Flood Levels
 - Analysis Lines
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridges



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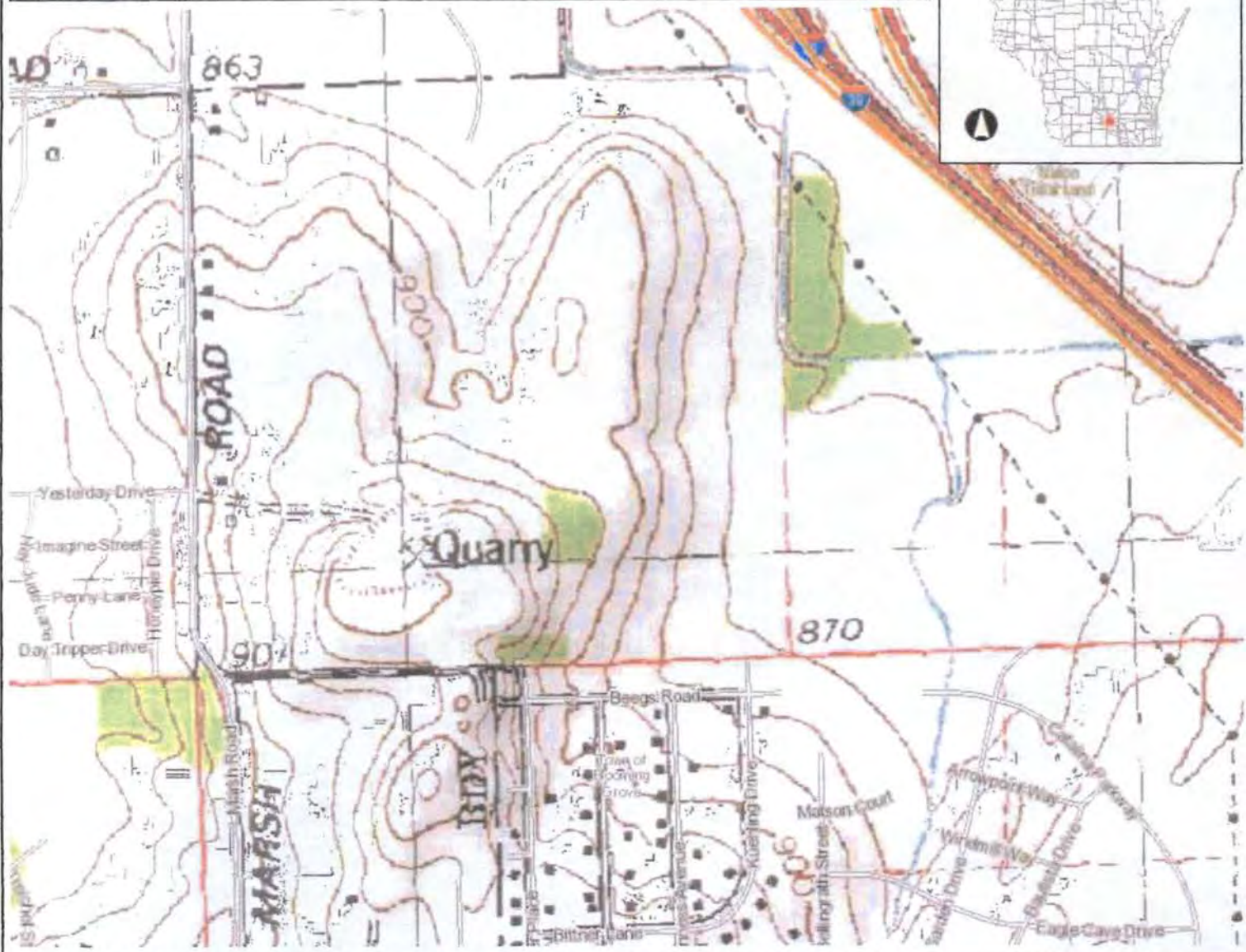
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Notes

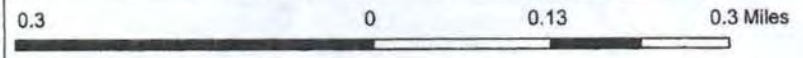
Contour Map



Contour Map



- Legend**
- Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams**
 - Intermittent Streams**
 - Lakes and Open water
 - 24K USGS Quad Index - Level 7 - 16
 - Index to EN_Image_Basemap_Leaf_Off



NAD_1983_HARN_Wisconsin_TM

1: 7,920

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Notes

Pollution Prevention & Spill Response Plan

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Ground Water and Storm Water

Pollution Prevention and Spill Response Plan

For

Temporary Concrete Batch Plant

Purpose and Scope

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

I. Potential Pollutants

A. #2 Fuel Oil

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

B. Lubricating Oils

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

C. Grease

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

D. Antifreeze

1. Leakage from damaged radiators

2. Overfill/Spill

E. Sediment

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

II. Implementation of Best Management Practices (BMP)

A. Education

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

B. Inspection and Supervision

1. The temporary Concrete Batch Plant is routinely inspected each day of operation to ensure that all equipment is functioning properly, all valves are closed, and significant materials are properly stored and secure.
2. Fuel Transfers are supervised to ensure that spills do not occur. Plant personnel assist tanker drivers as needed to provide safe and effective transfer of fuels.
3. Refueling of the Batch Plant equipment is monitored at all times to eliminate overfilling.

C. Communication and Response

1. The emergency response plan for spills is posted in the repair trailer for the Batch Plant operations. Employees are aware of the location of the listing and follow the outlined procedure in a spill situation.
2. Plant personnel respond immediately to a spill situation to mitigate effects and isolate/control source of spill. Operations are immediately shut down when necessary to redirect on-site resources and manpower in spill response.

3. Company contact personnel and emergency phone numbers are posted in the repair trailer to provide operators with immediate access to company support. Contact with Jeremy Iwanski is established as soon as possible after the spill so that proper reporting requirements can be met.

D. Selection of Plant Sites

1. Environmental impacts in equipment and work areas are considered prior to set up in and location.

2. Whenever possible, Batch Plant equipment is located in a pit or quarry that provides natural, on site containment of storm water runoff, and ample protection for sensitive ground water supplies.

3. In locations where there is increased environmental sensitivity because of proximity to receiving waters, lack of natural containment, or other critical factors, berms or diking will be constructed that will contain runoff or protect a potential spill from releasing into the ground water in the immediate equipment area.

E. Petroleum Product Storage

1. All fuel tanks shall have drip pans or absorbent material available for nozzle storage between refueling. Tanks and hoses are inspected daily for integrity and any problems are corrected.

2. Lubricants and grease are stored in the repair or service trailer until needed. The storage area is secured at the end of each operating cycle.

3. Drip pans and contaminated absorbent material are replaced at the end of each work shift and at the onset of precipitation to eliminate ground water and surface water exposure to petroleum products. Containers are located in the service trailer for storage of used absorbents and other cleanup materials.

4. Used oil and grease from equipment service and repair is stored inside the plant service trailer until collected for off-site disposal.

F. Repair and Maintenance

1. Engines and gearboxes will be inspected and fully serviced as needed during the off-season to eliminate leaking seals, fuel lines, and gaskets. Leaks that develop during operations are contained by drip pans, absorbents, or other acceptable means, until company maintenance personnel repair the problem. In cases where continued

operation may cause uncontrollable fluid losses, plant operations will cease until the problem is corrected.

2. Batch Plant employees are instructed in proper lubrication procedures for plant equipment. Manufacturer's specifications are followed to eliminate over-fills of gearboxes and crankcases. Greasing of bearings and wear surfaces is carefully monitored to eliminate unnecessary grease contact with the ground. Overflow from bearings is collected and disposed of with contaminated absorbent material.

3. Routine engine oil changes are done with adequate absorbent material to provide for drips and spills associated with maintenance operations. Waste oil is stored in spill proof containers until picked up for off-site disposal.

4. Any leaks that develop during the course of operation may, at the foeman's discretion, be contained with drip pans or petroleum absorbent material, as long as plant operation ceases prior to a storm event and containment vessels are cleaned and free of petroleum to prevent contact with ground water or storm water.

5. Repair and maintenance procedures are conducted in the shop, service trailer or outside with adequate containment for degreasing and cleaning. Petroleum absorbent material is available as needed to supplement containment.

G. Use of Available Resources

1. Housekeeping supplies, including drip pans and absorbent materials, are kept on inventory in the repair trailer at all times. All plant personnel have access to these materials, and are instructed in their use. Additional booms or pads are available upon request.

2. All plant personnel are available to respond to petroleum spills as needed. Other resources may be mobilized to mitigate the effects of a petroleum release, such as subcontractors, additional equipment, or additional personnel.

3. If necessary, plant loading equipment may be used to construct temporary berms or place aggregates for absorbing free flowing liquids. Loading equipment can also be used for backfilling or removing impacted soils or aggregates.

H. Construction of Containment

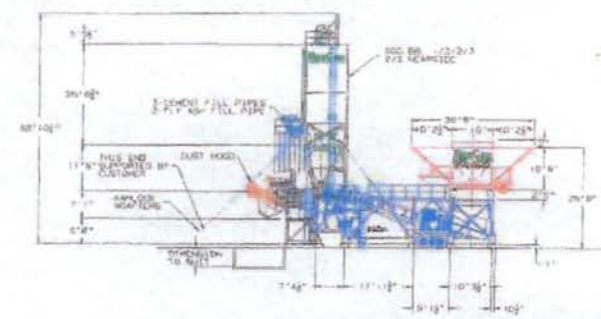
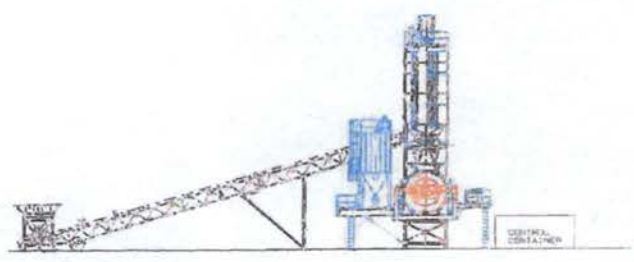
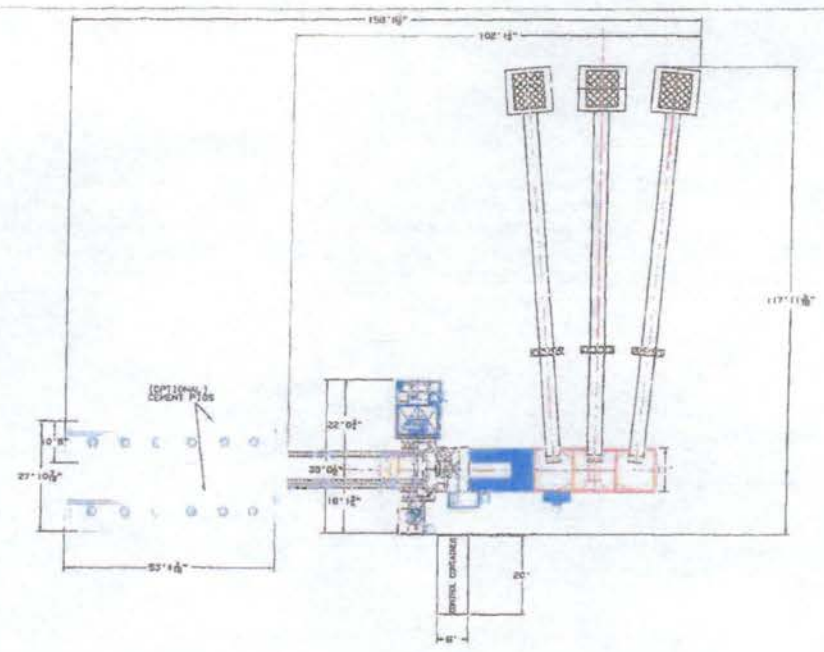
1. When a plant must be placed in an area where additional containment is needed because of the amount of fines being produced; field employees may elect to construct berms or temporary basins for collection and control of contaminated water.

Necessity of construction is based on slope of plant site, area drained, soil type, and proximity to receiving waters. Other influences may be considered on a site-specific basis as needed to fulfill the purpose of the plan.

2. Water collected in on-site-basins is routinely inspected by field personnel for evidence of petroleum sheen or odor. If no evidence of contamination is apparent, the water may be released by gravity flow or by pumping. Release of water must be done in a manner that will not induce erosion or release water with high sediment loadings into receiving waters. Water collected on-site basins that show evidence of petroleum contamination is pumped into disposal tanks for transport to approved facilities.

3. Erosion control measures outside of plant and equipment work areas may be identified by field personnel. In these situations, company officials should be notified, so that site-specific BMP's can be implanted.

Plant Overview



TRIERWEILER CONSTRUCTION

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

				NON-CENTRAL ALL RIGHTS RESERVED PROPERTY OF	
				Case, L.L.C.	
				SOUTHINGTON, WISCONSIN 53190	
				DATE	10/18/20
				BY	JAN
				PROJECT	MOORE
				NO. OF PAGES	1
				REV. NO.	022-18-1200

Legal Description

Parcel Number - 008/0710-263-9001-0

Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF BLOOMING GROVE	
Parcel Description	SEC 26-7-10 PRT S1/2 SW1/4 BEG SEC SW CO...	
Owner Name	WINGRA REAL ESTATE LLC 	
Primary Address	No parcel address available.	
Billing Address	PO BOX 44284 MADISON WI 53744-4284	

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2022	
Valuation Classification	G3	
Assessment Acres	57.222	
Land Value	\$572,800.00	
Improved Value	\$400.00	
Total Value	\$573,200.00	

Show Valuation Breakout

Zoning Information

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

Zoning
FP-35
FP-35 0.06 Acres
FP-35 2.83 Acres

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	MADE	CITY OF MADISON EMS
OTHER DISTRICT	MADF	CITY OF MADISON FIRE DIST

Parcel Maps



DCiMap

Tax Information

For Tax Payment Questions

Please contact your local city, village or town office for payment questions regarding the **current tax year**.

[View your municipality officials](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

« < Newer Older > »

Tax Year 2022		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$572,800.00	\$400.00	\$573,200.00
Taxes:		\$9,217.06
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$72.35
Specials(+):		\$0.00
Amount:		\$9,144.71
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/12/2014	5110306		

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NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0710-263-9001-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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CUP 2651 Legal Description

The north 530 feet of the west 800 feet of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ and the north 530 feet of the east 200 feet of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 26, T07N, R10E, Town of Blooming Grove, Dane County, WI contains 14.5 acres