



## Halfway Prairie Pit

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DANE COUNTY  
**PLANNING DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

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

Owner	<u>Yahara Materials, Inc.</u>	Agent	<u>Tim Geoghegan</u>
Address	<u>P.O. Box 277 Waunakee, WI 53597</u>	Address	<u>6117 Cty Trk K Waunakee, WI 53597</u>
Phone	<u>608-849-4162</u>	Phone	<u>608-849-4162</u>
Email	<u>tim@yahara.com</u>	Email	<u>tim@yahara.com</u>
	<u>renee@yahara.com</u>		

Parcel numbers affected: 0806-101-9500-7 and Town: 8N-R6E Section: 10  
0806-101-8000-4 Property Address: 6053 Hwy 78 Mazomanie, WI

Existing/ Proposed Zoning District : A-1 Exclusive

- o Type of Activity proposed: **Mineral Extraction (Details of items listed below described in documents accompanying application)**
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

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

Submitted By: *Timothy J. Geoghegan*

Date: 1 FEB 2016

## **Six Standards of a Conditional Use Permit**

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

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

**This site is located in a rural area with a paved entrance. Fencing and gates to secure the site and a landscaped berm provides a visual and acoustic barrier to neighbors and the traveling public.**

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

**The primary land use in the area surrounding the site is agricultural. Traffic to and from the site is via state trunk highways and hours of operation are strictly observed as not to disturb neighbors.**

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

**The proposed use is in harmony with the Town of Mazomanie land use plan for rural/agricultural preservation practices.**

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

**The only access to the site is via Highway 78, which is a state trunk highway. The entrance is paved, gated, and maintained in a dust free manner.**

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

**The entrance is paved and signed with stop and speed limit signs. Trucks Entering signs are located both north and south of the entrance to notify the traveling public.**

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

**Mineral extraction is a permitted use in the Town of Mazomanie's comprehensive plan. All DNR permits required to operate as a mineral extraction site have been secured.**





## Request for Conditional Use Permit Halfway Prairie Pit

**Introduction:** The Halfway Prairie Pit is a 59.8 acre sand and gravel deposit that has been operational since 2001. The pit supplies sand and gravel to the greater Dane County and surrounding communities, more specifically to WisDOT, Dane County, and private projects in the area. The majority of the gravel is below the water table and is currently being removed, which will eventually result in the creation of a water feature on the site. The creation of the water feature is reflected in the Reclamation Plan currently on file with Dane County for the Halfway Prairie Pit. Reclamation of the site will be completed within twelve (12) months of the expiration of the Conditional Use Permit.

**Ownership:** Yahara Materials, Inc.  
6117 Co. Trk. K  
Waunakee, WI 53597

**Operator:** Yahara Materials, Inc.  
P.O. Box 277  
Waunakee, WI 53597-0277

**Location:** The permit area is described as the NE ¼ of the NE¼ of Section 10 T8N R6E, Mazomanie Township, Dane County, Wisconsin. Fire number 6053 Hwy 78 Mazomanie, Wisconsin. Please refer to the attached Metes and Bounds for a more thorough description of the location.

**Description of Operations:** This pit is currently used to produce sand and gravel products for WisDOT, County, Township, and private projects in the area. The majority of the material is below the water table and when that material is removed it will create a water feature which is reflected in the Reclamation Plan on file with Dane County. The sequence of operation will continue as the site is developed. This sequence will progress as follows:

*water table*

- 1) Stripping of topsoil and subsoils to expose the sand and gravel. All soils will be carefully piled separately in berms. The berms will be graded and seeded to prevent erosion on the perimeter of the site.
- 2) Sand and gravel will be processed using conventional crushing and screening equipment. The various products will be stockpiled and

No blasting

loaded and hauled offsite based on market demands for the material. **No blasting or drilling will take place on the site.**

- 3) There is a portable scale on the site used for weighing trucks that haul from the site. **The entrance to the site has a paved asphalt** driveway with gates that are locked when the pit is not in use. The frequency of trucks hauling material from the site will be performed as demand warrants.

**The Halfway Prairie Pit is being operated in conjunction with the two adjoining properties** boarding the site. These adjoining properties are owned by Fred and Virginia Beuthin and Richard and Barb Wipperfurth. The Beuthin and Wipperfurth properties are both non-conforming mineral extraction sites. All materials coming from the Beuthin and Wipperfurth sites will be hauled out via the approved driveway and entrance for the Halway Prairie Pit. All reclamation of the three sites is to be done as one per the approved Reclamation Plan on file with Dane County.

**Hours of Operation:** 6:00AM to 6:00PM Monday through Friday  
6:00AM to 2:00PM Saturday

**Length of Permit:** 25 years

**Erosion Control:** Please refer to the attached Erosion Control Plan.

**Dust Control:** Spray bars will be used on crushing equipment as necessary to control dust as the material is processed. Water will be sprayed on haul roads to control dust from trucking operations. Please refer to the attached Fugitive Emission Plan for further detail.

**Haul Routes:** The access driveway to the site exits onto Hwy 78. Truck traffic entering and exiting the site travels north and south on Hwy 78, which is a state highway properly rated for dump trucks hauling aggregate material.

**Safety Fence and Signage:** A safety fence around the perimeter of the extraction area will be maintained at all times. This fence will be comprised of a basic 39" to 48" woven wire with two barbs farm fence with posts placed 12' apart and "NO TRESSPASSING" signs at regular intervals.

**Restoration Plan:** As phases of the site are depleted, restoration could begin as the operation progresses from one phase to the next. All soils stockpiled on the perimeter of the property would be spread on the slopes and floor and seeded down to prevent erosion. Some of the land on the floor of the site could be returned to productive farmland.

**Conclusion:**

Legitimate concerns regarding the approval of quarry operation center around the issues of the environment, and the health and safety of the surrounding area. Yahara Materials, Inc. as a construction aggregate producer is in the most highly regulated industry in the state. We conduct our operations well within these regulations and with particular regard to the concerns of our neighbors about blasting, noise, and dust. Our well-conceived and executed operation and reclamation plans will assure protection for the environment and the surrounding area.

Respectfully Submitted,

YAHARA MATERIALS, INC.  
Timothy Geoghegan  
Supervisor



Exhibit A

001719

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Eight (8) North, Range Six (6) East, in the Town of Mazomanie, Dane County, Wisconsin, to-wit: Commencing at the East quarter corner of said Section 10; thence South 89°31'55" West along the South line of said Northeast 1/4, 57.76 feet to the point of beginning; thence continuing South 89°31'55" West along South line, 1262.27 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4; thence North 00°11'10" West along the West line of said Southeast 1/4 of the Northeast 1/4, 1449.83 feet to the Southeasterly right-of-way line of Wisconsin & Calumet Railroad; thence Northeasterly along said railroad right-of-way North 47°45'10" East, 1148.75 feet to a point of curve; thence Northeasterly on a curve to the left which has a radius of 2914.79 feet and a chord which bears North 43°18'55" East, 451.04 feet; thence South 61°31'20" East, 52.88 feet to the Westerly right-of-way line of State Highway '78'; thence South 00°00'10" West along said right-of-way, 362.12 feet; thence South 03°27'15" East along said right-of-way, 414.97 feet; thence South 02°39'08" East along said right-of-way, 640.00 feet; thence South 01°21'02" East along said right-of-way, 399.12 feet; thence South 00°22'03" West along said right-of-way, 398.59 feet; thence South 00°08'53" West along said right-of-way 301.57 feet to the point of beginning.

Tax Parcel No. 034-0806-101-9500-7  
034-0806-101-8000-4



## **EROSION CONTROL AND STORMWATER MANAGEMENT PLAN**

### **EROSION CONTROL MEASURES:**

#### **ENTRANCE:**

The entrance to this site has 200 feet of paved driveway, which prevents tracking of material onto public roads. All slopes are seeded with grasses to provide cover.

#### **BERMS:**

The stripped soils will be separated in stock piles, the overburden will be stripped and used as the base of the berm, the top soil will be used to top dress the berms. The top soil and the subsoil will be used in the final restoration. The berms will be constructed with a depression that will serve as a sediment trap at the base of the berm. (See detail. The berms will be seeded and mulched in the spring from May 15 to May 30.). If needed the berm will have a buffer beyond the limits of the berm. This buffer will be seeded and mulched.

#### **SILT FENCING:**

Silt Fencing is used as necessary when soils are being stripped and stockpiled.

#### **STONE WEEPER:**

A stone weeper will be used to slow water velocity and trap any sediment as necessary. The weeper will be built with 3 to 6 inch clear stone, with a depression in the middle and higher at the slope of the ditch. The weeper will have a face with 1 to 2 inch stone.



**SEEDING & MULCHING:**

**3. Seeding:**

All the berms and non-farmable areas will be seeded at a rate of 7 pounds per 1,000 square feet of #20 WisDot Specification seed mixture. Within 7 days of completion of the grading operations. To optimize growth all planting will be conducted between May 15<sup>th</sup> in the spring, and no later than September 15<sup>th</sup> in the fall. Fertilizer shall be applied at the rate of 10 pounds per 1,000 square feet 16-8-8 (NPK). The steep side slopes of the quarry will be stabilized with seed and polymer treatment to prevent any erosion. As our long range plan is to return this site to agriculture, the relatively flat or gently sloping area would be returned to either row crops, such as corn and soybeans or to alfalfa. Therefore seeding of the quarry floor will be unnecessary except to allow for any waterways within the site. The berms will be stabilized with 90 lbs per 1000 square foot (2.5 tons/sq.ft.) of mulch.

Note\*: Please see enclosed WisDOT specifications for seed properties and germination rates.

**MAINTENANCE:**

The berms will be inspected and repaired according to needs of the site. This will include cleaning of the weeper, the sediment basins and additional application of seed and mulch if necessary. The drive way will be maintained free of sediment or soil deposits.

**COST:**

The annual estimated cost of the erosion control measures is approximately \$1500.00 per year

**SCHEDULE:**

All schedules are presented as an estimate, as work at this site is market driven, and operational dates may vary as market demands dictate. The schedule presented represents a typical year.

May 1st	Strip top soil and overburden, prepare and shape berms for seeding. Construct the swale next to the berms. Direct the excess of runoff into the quarry.
May 15th	Seed and mulch berms and disturbed areas.

August 15th            Seeding established and repair the areas where new vegetation is needed.

September 1<sup>st</sup>        Inspect all erosion control measures to insure effectiveness.

**NOTE:**

**The site is internally draining, no road ditches are present at the site, no cross section, runoff velocities, culverts, are applicable to this site.**

Contact Person for Erosion Control Plan:

Tim Geoghegan  
Yahara Materials, Inc.  
P.O. Box 277  
Waunakee, WI 53597

Telephone: 608-849-4162

Sincerely,

Tim Geoghegan  
Supervisor  
**YAHARA MATERIALS, INC.**



VIERBICHER ASSOCIATES, INC.

HYDROGEOLOGIC STUDY

Yahara Materials Mineral Extraction Site  
Philip Shadler Parcel  
6104 Highway 78  
Town of Mazomanie

August 22, 2001

▼ 400 VIKING DRIVE  
P.O. BOX 379  
REEDSBURG, WI 53959  
(608) 524-6468  
Fax (608) 524-8218

▼ 6200 MINERAL POINT RD.  
MADISON, WI 53705-4504  
(608) 233-5800  
Fax (608) 233-4131

▼ 1521 METRO DRIVE, SUITE 205  
P.O. BOX 650  
SCHOFIELD, WI 54476-0650  
(715) 359-2003  
Fax (715) 359-4753

▼ P.O. BOX 542  
PRAIRIE DU CHIEN, WI 53821  
(608) 326-1051  
Fax (608) 326-1052

▼ [www.vierbicher.com](http://www.vierbicher.com)



Yahara Materials plans to extract sand and gravel from a 59.8 acre parcel located in the NE ¼ of Section 10 T8N, R6E, Mazomanie Township, Dane County, Wisconsin. Yahara Materials has already received a conditional use permit (CUP), #1721, from Dane County for mineral extraction (2001).

In general, groundwater moves continuously from areas of recharge to areas of discharge. Groundwater recharge is the addition of water to the water table. Recharge areas are usually in topographical high places and in surface water detention basins. The water table is found either close to or at the land surface in discharge areas (streams, lakes, & wetlands).

Regional groundwater contour maps contained within Bradbury (1999) and Dane County RPC (1999) show that groundwater at the subject property moves towards the northwest. Bradbury (2001) also determined that groundwater flows from southeast to northwest in the area. Halfway Prairie Creek is located 500 feet south of the subject site. This creek alters the groundwater south of the subject site towards the west.

Groundwater monitoring has been conducted at the Mazo Land Disposal Landfill since 1976. The former landfill is located 2,000 feet north, downgradient, of the subject site. Liesch (1999) reported that groundwater at the landfill flows towards the northwest.

Based on Plate 1: Water-table Elevation in Dane County (Bradbury, 1999), potential groundwater contours were drawn on the Yahara (2001) Reclamation Plan. Figure A, Water Table Map, shows groundwater flowing towards the northwest. Based on the potential groundwater contours and the existing ground contours, depths to the water table can be determined. The water table may be located 25 feet deep in the southern portion of the subject site. The water table may be located between 35 - 45 feet deep in the central portion of the subject site. The water table may be located 50 feet deep in the northern portion of the subject site. It appears that the water table drops approximately 20 feet across the subject site.

The subject site is located on the western limit of glaciation. Stratified sand and gravel were deposited beneath the meltwater from the nearby glacier (stream sediment). The sand and gravel beneath the subject site is approximately 70 feet thick. Sandstone is located beneath the sand and gravel unit. The majority of private wells in the area are cased into the sandstone.

Yahara Materials intends to sample four private wells located downgradient and one private well located sidegradient of the subject site. Groundwater samples would be analyzed for volatile organic compounds (VOC) by a WDNR certified

laboratory. The following private wells would be sampled prior to any soil disturbance at the subject property:

- Jerry Olson, 6092 Highway 78
- Fred Beuthin, 10129 E. Mathenson Road
- John Heintz, 10133 E. Mathenson Road
- Heintz & Julson, 10147 E. Mathenson Road
- Lar Dol Entrepreneurs, Inc., 10132 E. Mathenson Road

Minor detections of VOCs have been identified downgradient of the Mazo Land Disposal Landfill. The landfill is located 1,700 feet directly north of the subject site.

In compliance with CUP #1721, Yahara Materials will not store any bulk fuel at the subject site. Yahara Materials also intends to have on-site equipment fueled by a petroleum supplier. Because there will be no bulk storage of fuel or chemicals, we feel there is a low risk of groundwater becoming contaminated beneath the subject site.

According to Dane County Land Conservation Service, the assessed property is underlain by a sandy loam (DkA) with rapid permeability. The majority of the land directly northwest of the subject site is also underlain with permeable sandy loam. Also there are a couple 'fingers' of sandy loam with very rapid permeability located northwest of the subject site. These 'fingers' of very rapid permeable sand located directly downgradient of the subject site and will prevent groundwater from flowing through the landfill.

The majority of groundwater pumped from the on-site well will be used for wash water. This pumped groundwater will be collected on the southwest portion of the subject site in either a pond or a detention basin. This pumped groundwater will recharge the aquifer at the greatest distance from the landfill. Also, groundwater pumping at the subject site should not affect the capacity of any wells nearby. Yahara Materials is not going to export water off-site.

Yahara Materials' restoration plan calls for ground contours that will direct all surface water to the southwest portion of the subject site. This redirected surface water will recharge the aquifer at the greatest distance from the landfill.

Once the pumped groundwater and surface water has recharged the aquifer, it shall move towards the highly permeable 'fingers' northwest of the subject site. This shall assure that groundwater is moving through the safest path, away from the landfill.



Aicardo Roa with Dane County Land Conservation Department has reviewed this study. This study has been prepared by utilizing the references shown below, area well logs, and information gathered by Yahara Materials. We have not conducted any on-site testing. If anyone has any questions, they may contact me at (608) 233-5800.



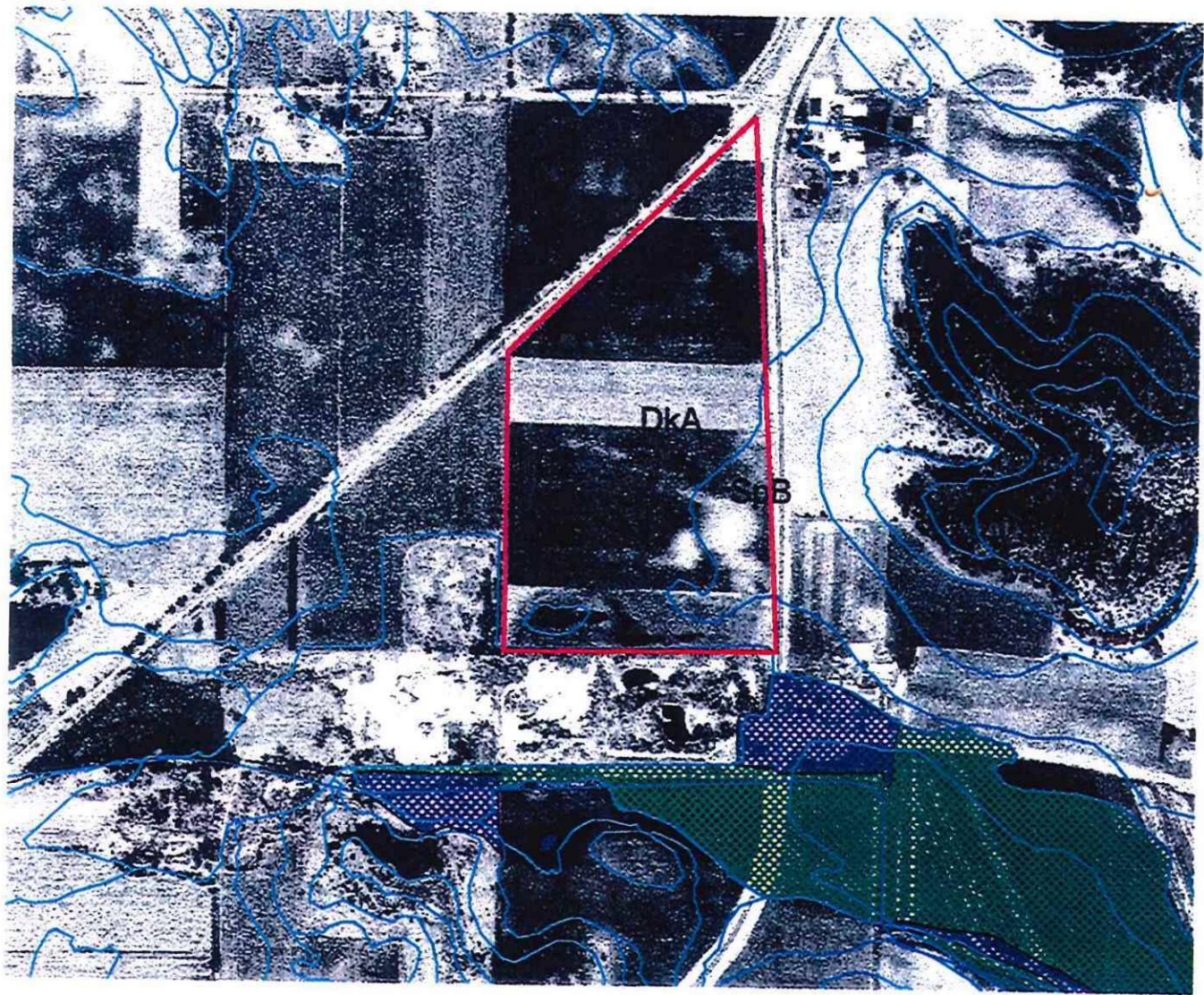
Joel L. Janssen  
Hydrogeologist  
VIERBICHER ASSOCIATES, INC.

#### REFERENCES CITED

- Bradbury, K., S. Swanson, J. Krohelski, & A. Fritz. 1999. Hydrogeology of Dane County, Wisconsin. Open File Report 1999-04, Wisconsin Geological and Natural History Survey, University of Wisconsin-Extension. Madison, Wisconsin. 66 p. Plate 1.
- Bradbury, K. July 24, 2001. Groundwater Conditions in Section 10, T8N, R6E, Dane County. Wisconsin Geological and Natural History Survey, University of Wisconsin-Extension. Madison, Wisconsin. Unpublished memorandum to Yahara Materials.
- Dane County Land Conservation Department, 2001. Soil Permeability and Soil Types at Yahara Materials.
- Dane County Regional Planning Commission, 1999. Groundwater Protection Plan, Dane County, Wisconsin (Appendix G of the Dane County Water Quality Plan). Dane County Regional Planning Commission, Madison, Wisconsin.
- Dane County Conditional Use Permit #1721. July 24, 2001.
- Heath, R.C. 1989. Basic Ground-Water Hydrology. Water-Supply Paper 2220. U.S. Geological Survey.
- Hindall, S.M., & R.G. Borman. 1974. Water Resources of Wisconsin Lower Wisconsin River Basin: Hydrologic Investigations Atlas HA-479. U.S. Geological Survey and Wisconsin Geological and Natural History Survey, University of Wisconsin-Extension. Madison, Wisconsin.
- Liesch Environmental Services, Inc. 1999. Mazo Land Disposal Landfill, Groundwater Monitoring Closure Request. Unpublished report to Larry Lichte.
- Yahara Materials, March 2001. Mineral Extraction Site, Site Operation Plan (Drawing #1).
- Yahara Materials, March 2001. Mineral Extraction Site, Reclamation Plan (Drawing #2).



# Yahara Materials (P. Schadler)



- River
- Roads
- Soils
- Wetlands**
- AW
- FW
- NI
- PC
- U
- W
- FWP
- CW
- CWNA
- TP
- NW
- WX
- UP
- MW
- WAT







Yahara Materials, Inc. recognizes the need for a comprehensive and consistent company policy that outlines control measures, activities, and management options that contribute to a reduction in fugitive emissions from crushing, processing, and transporting of non-metallic mineral aggregates at quarry locations. This plan specifies potential fugitive emissions sources and the appropriate control methods.

### Plan Outline

#### I. POTENTIAL FUGITIVE EMISSION SOURCES

- A. Transport of shot rock to crusher
- B. Crushing Operations
- C. Screening Operations
- D. Conveying of Aggregate Products
- E. Stockpiling and Stockpile Maintenance
- F. Truck Transport of Final Products
- G. Total Facility

#### II. FUGITIVE EMISSIONS CONTROL OPTIONS

- A. Water Spray Application
- B. Drop Height Management
- C. Site Traffic Speed Control

#### III. TRAINED PERSON/RESPONSIBILITY

- A. Maintain Control Equipment in Operable Condition
- B. Evaluate Fugitive Emissions and Need for Control Application
- C. Maintain Access to Water Sources as Needed
- D. Stockpiling and Stockpile Maintenance
- E. Truck Transport of Final Product
- F. Total Facility

#### IV. RECORD KEEPING / ACTIVITY DOCUMENTATION

- A. Document Material Throughput
- B. Document Suppressive Activity – Amount and Type

#### I. Potential Fugitive Emission Sources and Management Controls

- A. **Transport Shot Rock to Crusher** – Loader traffic to and from the primary crusher from the shot rock or rubble pile may create excess fines in the tire lanes when surface moisture conditions are dry. Loader operators should scrape and replace traffic lane aggregates when necessary to reduce surface fines. Water may be added as necessary to maintain fugitive suppression.
- B. **Crushing Operations** – Each reduction phase of the crushing process has the potential to generate fugitive emissions. Primary crushing typically exhibits the least fugitive generation, with each successive reduction having a greater potential for emissions. Each facility or crushing spread has spray equipment, including pumps, hose, spray nozzles, and spare parts. Spray nozzle location and water application rate is determined by the operator to provide maximum control under situational circumstances. The nozzle or nozzles may be located on one crusher or all crushers at the facility, depending on the needed control.

- C. **Screening Operations** – Screening operations may generate fugitive emissions and are particularly susceptible to wind and low moisture conditions. The initial screen may have adequate material moisture for good emissions control in most circumstances, but as with the reduction phase, each successive screening operation has an increased potential for emissions, with decreased material moisture contents and finer fractions. Water addition during crushing exhibits the best control for screening operations.
- D. **Conveying of Aggregate Products** – Conveyance of rock products during the processing of aggregates exhibits the least potential for fugitive emissions of all the processes at a facility. The drop or transfer points between processes and conveyors provide the most opportunity for emissions, but are typically the easiest to control. Wind and/or low moisture conditions may be abated by water application, and minimizing the drop height between transfer points. For normal operations, application of a single management tool may be very effective in controlling emissions.
- E. **Stockpiling and Stockpiling Maintenance** – Stockpiling operations at crushing facilities consist of placing aggregates in storage piles with stackers or front-end loaders. Stackers are typically adjustable; so drop height to the pile can be controlled as with other conveyors. Loader transfer results in fewer emissions from dumping, but greater potential from the loader traffic and tire contact with generated fines. Travel roads may be sprayed with water for longer lasting control. Scraping and application of new aggregate can also be effective in controlling fugitive emissions from this operation. Fugitive emissions from stockpiles are highly dependent on aggregate gradation, weather, location, stockpile age, and amount of loading face activity.
- F. **Truck Transport of Final Product** – Truck traffic in the area of crushing operations has the potential to generate excessive surface fines on haul roads. Watering and speed controls are the most effective options for controlling fugitive emissions from truck traffic. Any one of these management options may be incorporated into routine operations to provide continuous benefit.
- G. **Total Facility** – Minimizing the emissions from fugitive sources at a crushing and processing facility requires a knowledge of potential contributing factors on the part of operations level personnel, and a common-sense application of available management options to provide significant control of fugitive emissions from crushing operations.

## II. Fugitive Emissions Control Options

- A. **Water Spray Application** – Water may be added directly to aggregate product with spray nozzles at any phase of the production cycle. Each facility is equipped with adequate equipment to make multiple-point application of water if needed. The person responsible for plant operations decides where application affords the best control efficiency for current conditions. In addition to material control, the plant foreman is responsible for water application to site roads and stockpiles as necessary to maintain acceptable site opacity.
- B. **Drop Height Management** – Facility foreman is responsible for minimizing drop height at all material transfer points, including stacker and loading operations.
- C. **Site Traffic Speed Control** – Facility foreman or company responsible official enforces appropriate speed limit in the production area. Speed limit determination is influenced by site-specific conditions and may be lowered at the foreman's discretion, to provide greater control influence.

## V. Trained Person/Responsibilities

- A. **Maintain Control Equipment in Operable Condition** – The facility foreman is responsible for managing emissions control and is required to maintain all suppressive equipment in operational condition according to the Malfunction Prevention and Abatement Plan. He must maintain adequate spare parts inventory to accommodate changing conditions and equipment replacement.
- B. **Evaluate Fugitive Emissions and Need for Control Application** – The facility foreman or other person designated as being trained for operations management is required to evaluate conditions, process variables, and fugitive emissions on a continuous basis during crushing operations. From this evaluation, the trained person determines whether opacity and emissions are within allowable levels, and if not, to apply available control options as needed to gain the required level of fugitive control.



- C. **Maintain Access to Water Sources as Needed** – The foreman is responsible for locating and maintaining access to water resources to provide adequate fugitive emissions control. For normal operations, application of a single management tool may be very effective in controlling emissions.
- D. **Stockpiling and Stockpiling Maintenance** – Stockpiling operations at crushing facilities consist of placing aggregates in storage piles with stackers or front-end loaders. Stackers are typically adjustable; so drop height to the piles can be controlled as with other conveyors. Loader transfer results in fewer emissions from dumping, but greater potential from the loader traffic and tire contact with generated fines. Travel roads may be sprayed with water for longer lasting control. Scraping and application of new aggregates can also be effective in controlling fugitive emissions from this operation. Fugitive emissions from stockpiles are highly dependent on aggregate gradation, weather, location, stockpile age, and amount of loading face activity.
- E. **Transport of Final Product** – Truck traffic in the area of crushing operations has the potential to generate excessive surface fines on haul roads. Watering and speed controls are the most effective options for controlling fugitive emissions from truck traffic. Any one of these management options may be incorporated into routine operations to provide continuous benefit.
- F. **Total Facility** – Minimizing the emissions from fugitive sources at a crushing and processing facility requires a knowledge of potential contributing factors on the part of operations level personnel, and a common-sense application of available management options to provide significant control of fugitive emissions from crushing operations.

#### **VI. Record keeping / Activity Documentation**

- A. The Company is committed to accurate and complete documentation of crushing process parameters that influence and indicate compliance with applicable State and Federal regulations. The facility foreman is required to record important process information on a daily basis, maintain the daily records for inspection, and to deliver the records to the company office for storage and reference for an additional four years.



P.O. Box 277 Waunakee, Wisconsin 53597-0277 Phone 608-849-4162 Fax 608-849-5062

Yahara Materials Inc.  
Erosion Control Plan  
Philip Schadler Property

**Location:** Philip Schadler Property, Mazomanie, Wisconsin

The site is described as the NE ¼ of the NE ¼, Section 10  
T8N-R6E, Mazomanie Township, Dane County, WI

**Type of Work  
to be performed:**

1. Construction of access road with 100' x 30' x 12" Breaker Run Stone to prevent tracking mud onto the roadway.
2. Stripping and piling of topsoil and sub-soil's to construct berms on perimeter of site. All stockpiled soils would be graded and shaped to minimize slopes.
3. Seeding and mulching of stockpiled soils. Stockpiled dirt and berms would be treated with CFM 2000 Polymer seed and mulch for maximum erosion control.
4. Construct holding ponds on site to collect runoff.
5. A 100' grass buffer would be left around perimeter of property to protect highway right of way and adjoining properties from erosion.
6. Upon completion of Phase 1 and prior to total restoration, bottom of working area would be sub-soiled to allow run-off to settle out.

**Time Table  
of Operation:**

Work would begin in June 2001 and all erosion control measures would be completed with in 60 days.

**Conclusion:** Upon completion of the stripping operations, and implementation of the Erosion Control Plan. This site will be monitored on a regular basis for changes and necessary maintenance to the proposed Erosion Control Plan.

Principal contact person for Yahara Materials, Inc. responsible for installation and maintenance of Erosion Control for this site:

Name: Tim Geoghegan  
Firm: Yahara Materials, Inc.  
Address: P.O. Box 277  
Waunakee, WI 53597  
Phone: 608-849-4162 (office)  
608-235-2504 (cell)

Respectfully Submitted,

  
Tim Geoghegan



# **Spill Prevention, Inspections and Facility Contact**

**Including:**

- ◆ **Spill Response Procedure**
  - ◆ **Inspection Checklist**
- ◆ **Storm Water Prevention Record Keeping**
  - ◆ **Monitoring**
  - ◆ **Facility Contact**

## STORM WATER POLLUTION PREVENTION PLAN

### Spills and Contamination:

Any ground contact petroleum product from routine operation was removed and properly disposed of offsite.

Operation sites are inspected by the plant operator for contamination before leaving the site. Clean-up is implemented if necessary.

### Description of Inspections:

Inspections are recorded on the Environmental Programs Daily Tracking form. (A copy of the Environmental Programs Tracking form is included.)

The Spill Prevention Control and Countermeasures (SPCC) plan summarizes the petroleum products handling, management, repairs, and maintenance to petroleum equipment. These same procedures and containment type structures apply to the storm water plan also. Potential areas of contaminated discharge are inspected daily by the plant operator as outlined in the SPCC Inspection outline. (A copy of the SPCC Inspection Outline is included.) This inspection procedure and any maintenance performed on equipment affecting these areas are documented on the Environmental Programs Tracking form in the SPCC section.

### Monitoring:

### Facility Contact:

The facility contact is responsible for development and implementation of the pollution prevention plan.

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Facility Contact – Print Name

Title

# Attachment A

## EMERGENCY SPILL RESPONSE POLICY

### IF A SPILL OCCURS:

1. TAKE IMMEDIATE ACTION TO ISOLATE AND CONTROL THE RELEASE, AS LONG AS RESPONSE ACTION DOES NOT JEOPARDIZE THE HEALTH AND/OR SAFETY OF RESPONDERS OR THE PUBLIC. MOBILIZE ACCESSIBLE RESOURCES AND STABILIZE THE SITUATION.
2. CONSULT MATERIAL SAFETY DATA SHEETS WHEN NECESSARY TO EVALUATE FIRE POTENTIAL. CONTACT LOCAL FIRE RESPONDERS IF POTENTIAL FOR IGNITION IS A CONCERN.
3. REPORT ANY SPILL TO AUTHORIZED COMPANY OFFICIALS. COMPANY OFFICIALS WILL NOTIFY COUNTY LEPC, DEPARTMENT OF NATURAL RESOURCES PERSONNEL, AND EPA NATIONAL RESPONSE PERSONAL FOR REPORTABLE SPILLS. COMPANY OFFICIALS THAT ARE AVAILABLE FOR 24 HOUR RESPONSES ARE LISTED IN ATTACHMENT NUMBER #5. IF CONTACT WITH COMPANY OFFICIAL IS NOT POSSIBLE, REPORT THE SPILL IMMEDIATELY TO THE NEAREST LAW ENFORCEMENT OR DEPARTMENT OF NATURAL RESOURCES OFFICIAL.
4. CONTINUE SPILL MITIGATION PROCEDURES. ISOLATE AND CONTAIN PETROLEUM PRODUCTS THROUGH BERMING, APPLICATION OF ABSORBENT AGGREGATE, PETROLEUM SORBENT PADDING, OR DIVERSION TO CONTAINMENT AREA. CONFIRM POSITIVE CONTROL OF THE LEAK OR SPILL SOURCE AS SOON AS PRACTICABLE.
5. NOTIFY COMPANY OFFICIALS AS SOON AS SITUATION IS STABILIZED. UPON APPROVAL OF COMPANY OR DEPARTMENT OF NATURAL RESOURCES OFFICIALS, EXCAVATE AND PLACE IMPACTED SOIL/AGGREGATES ON IMPERVIOUS SURFACE OR PLASTIC, OR TRANSPORT TO REMEDIATION SITE. CLEANUP SHOULD BE DONE UNDER DIRECTION OF SUPERVISING DNR OFFICIAL OR RESPONSIBLE COMPANY OFFICIAL.
6. DOCUMENT ALL DETAILS OF THE SPILL INCIDENT AND RETAIN RECORDS AT THE PLANT SITE FOR INSPECTION. **ALL RECORDS SHALL BE MAINTAINED FOR A PERIOD OF FIVE YEARS.**





## **Reclamation Plan Beuthin and Wipperfurth Properties**

- Intro:** The Beuthin and Wipperfurth properties are adjoining parcels of land that are non-conforming mineral extraction sites. These sites were used to supply sand and gravel to DOT, and private projects since 1919 in the case of the Wipperfurth property, and the early 1960's for the Beuthin property. Both of these sites contain large quantities of very high-grade sand and gravel. To this point, neither site has had a reclamation plan.
- Yahara Materials, Inc. has leased both of these properties and is planning to operate both of these sites in conjunction with our Halfway Prairie site, which is adjacent to these properties. All operations and reclamation would be coordinated with all three sites.
- Location:** Both sites are located in Section 10, Town 8 North, Range 6 East, in Mazomanie Township, within Dane County, Wisconsin.
- Ownership:** Frederick and Virginia Beuthin  
10129 Mathewson Road  
Mazomanie, WI 53560
- Ownership:** Richard and Barbara Wipperfurth  
10026 Highway 19  
Mazomanie, WI 53560
- Operator:** Yahara Materials, Inc.  
P.O. Box 277  
Waunakee, WI 53597
- Existing Site Plan:** Both the Beuthin and Wipperfurth properties have existing gravel pits that have been worked over the years to supply aggregate for projects in the area. The balance of both properties is agricultural land and wooded areas.
- The adjacent woods and agricultural lands support native wildlife such as coyotes, white-tailed deer, raccoons, fox, opossums, skunks, various birds, and other wildlife commonly found in Southwestern Wisconsin. The native plant life in the adjacent woods is typical of the woodland areas of Southern Wisconsin. The surrounding agricultural fields are annually rotated between soybeans, wheat, corn, oats and alfalfa.

**Reclamation  
Measures:**

Due to the nature of these deposits, reclamation will be an ongoing process. The first phase in integration of these three sites will be to remove the berms and stock piled strippings between the properties. We will use this material to reclaim portions of the Wipperfurth property adjoining Halfway Prairie Creek. When completed, the reclaimed area will be permanently seeded down with grass in accordance with our seeding plan.

Further, reclamation measure will follow this pattern of reclaiming previously worked areas as new areas are opened up. Much of the sand and gravel in this deposit is underwater, as this material is removed a lake will be created and final restoration of the site will include the water features created by excavation below water.

All slopes will be graded to a 3:1 slope ratio as specified in NR135. Final restoration will create a landscape of water features and agricultural land.

**1. Grading:**

All slopes outside lake area will be graded to a 3:1 grade.

**2. Seeding:**

All slopes and non-farmable areas will be seeded at a rate of seven pounds per 1,000 square feet of #20 WI DOT specification seed mixture within 7 days of completion of the grading operations. To optimize growth all planting will be conducted between May 15<sup>th</sup> in the spring, and no later than September 15<sup>th</sup> in the fall. Fertilizer shall be applied at the rate of 10 pounds per 1,000 square feet 16-8-8 (NPK). The steep side slopes of the pit will be stabilized with seed and polymer treatment to prevent any erosion. As our long-range plan is to return this site to agriculture, the relatively flat or gently sloping area would be returned to row crops, either such as corn and soybeans or to alfalfa. Therefore seeding of the pit floor will be unnecessary except to allow for any waterways within the site.

Note\*: Please see enclosed WisDOT specifications for seed properties and germination rates.

**3. Drainage:**

This site drainage pattern is self-containing and will remain that way.

**4. Phasing:**

Due to the nature of this site, a phasing plan is not practical. As the deposit is depleted reclamation will begin as soon as possible, and be completed in a timely fashion.

**5. Fencing:**

The entire site is fenced in the normal course of agricultural operations.

**Erosion Control:**

During all phases of the reclamation, disturbed area will be closely monitored for potential erosion. The use of silt fencing, rip-rap, hay bales, and prompt seeding and mulching of the finished area will minimize any erosion, as all slopes will drain into the pit itself and be contained on site.

Upon completion of restoration, this site will be monitored to ensure all erosion control measures are maintained and functioning as designed.

**Post Mining Land Use:**

Agriculture- Pasture, Row Crops.

**Reclamation Estimate:**

Grading: 1' of topsoil or topsoil substitute, @ 1600 cubic yards per acre @ \$0.63 per cubic yard = \$1,000.00 per acre.  
Seeding, fertilizer and mulch per acre= \$300.00.  
Miscellaneous landscaping and grading per acre= \$200.00  
Total per acre= \$1,500.00

**Criteria for Successful Reclamation:**

Percent cover of vegetation will determine successful reclamation. Randomly selected sample sites (square meter sections, two per acre) will be employed. Sampling will be conducted during peak growing periods and will compare sample sites to vegetation cover of undisturbed soils in neighboring area. A minimum of 70 percent vegetation (determined by visual count) or equal to percent cover of similarly vegetated areas in undisturbed location will qualify as successfully reclaimed. Annual site inspection will be performed to ensure standards for vegetation and reclamation are followed. If Dane County recommends grading and/or seeding remedial /repair measures or additional erosion control, they will be implemented and later re-evaluated to accomplish successful vegetation and reclamation of the site.

Yahara Material, Inc. will do the majority of the reclamation work during the course of pit operations in an ongoing pattern. As new areas are stripped, the overburden will be used in the reclamation of the previously mined areas. Our plans try to sequence stripping and reclamation so that areas of the pit can be permanently restored while stripping other sections of the pit.

**Conclusion:**

We feel that this is well designed, and can be easily implemented while still meeting all the requirements of NR135.

**Contact Person:**

Timothy Geoghegan  
Yahara Materials, Inc.  
P.O. Box 277  
Waunakee, WI 53597  
Phone: (608)-849-4162  
Fax: (608)-849-5062



Site Plan



Future Expansion Area

Site Access Drive  
- First 150' Paved

Scale and Scale House

Landscaping and  
Screening Berms

Existing Extraction Area  
Location of crushing and screening  
equipment, loaders, stockpiles



Map Illustrating Width of Current Driveway

030610195007

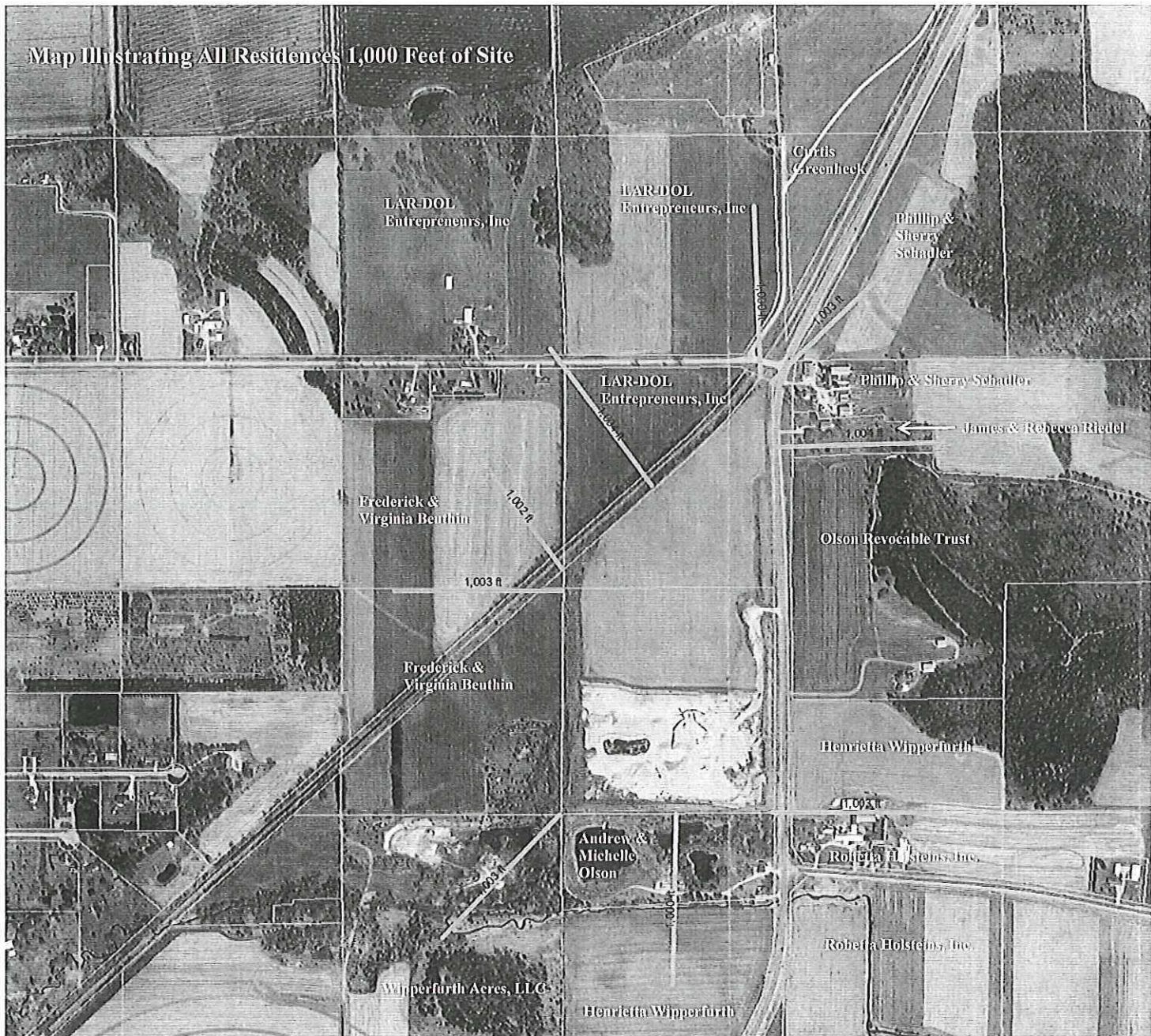
6053

1/81





Map Illustrating All Residences 1,000 Feet of Site





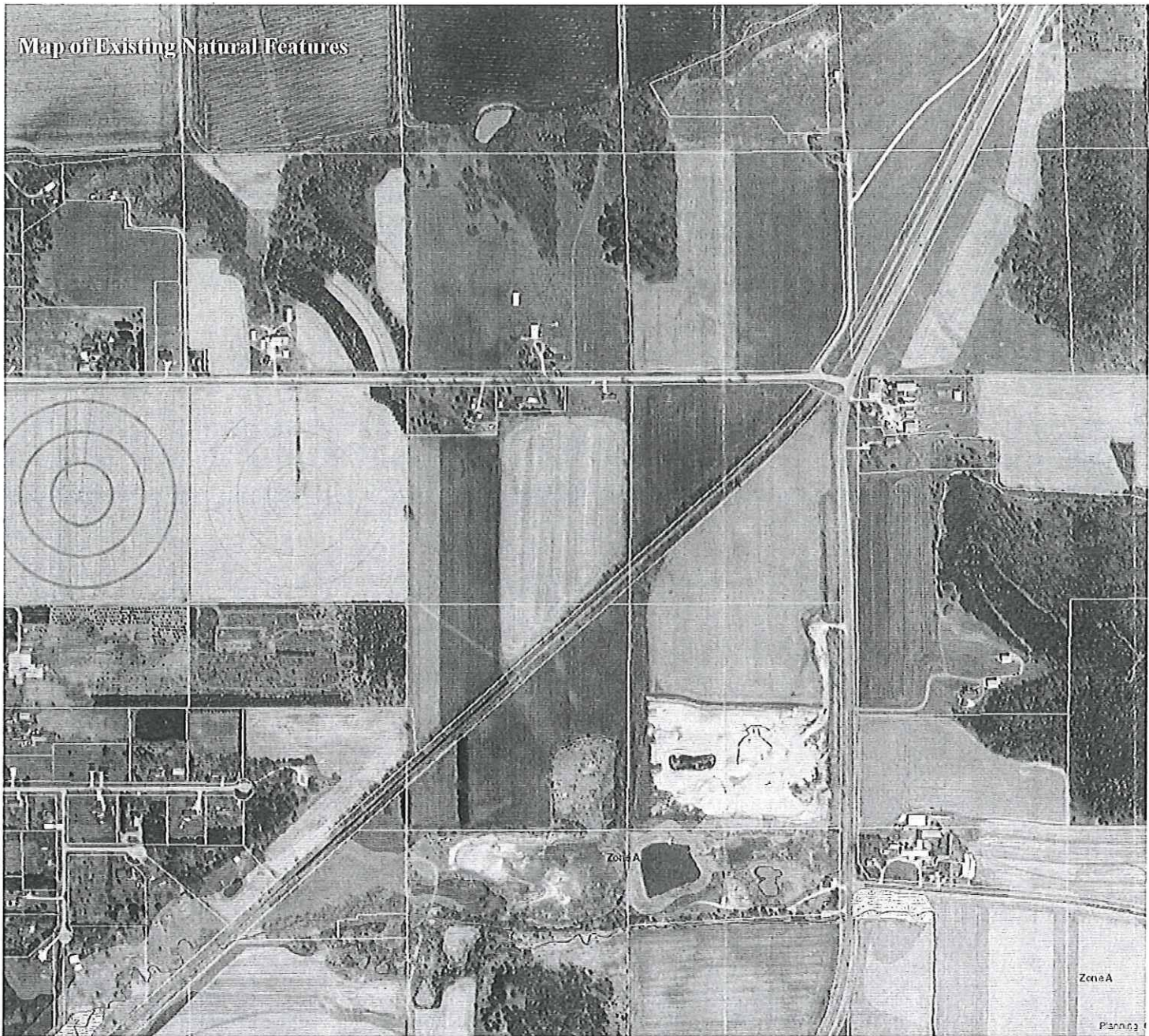








Map of Existing Natural Features



Zone A

Zone A

Planning