

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/19/2014	DCPCUP-2014-02280
Public Hearing Date	
08/26/2014	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME L&S LLC	Phone with Area Code ((262) 965-2121	AGENT NAME WOLF PAVING COMPANY, INC.	Phone with Area Code ((262) 965-2121
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BILLING ADDRESS (Number, Street) 612 N SAWYER RD	ADDRESS (Number, Street) 612 N. SAWYER ROAD
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(City, State, Zip) OCONOMOWOC, WI 53066	(City, State, Zip) OCONOMOWOC, WI 53066
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E-MAIL ADDRESS SEANW@WOLFPAVING.COM	E-MAIL ADDRESS SEANW@WOLFPAVING.COM
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ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
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2275 FLORENCE DRIVE		
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TOWNSHIP BRISTOL	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
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PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
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0911-341-8002-9	---	---
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CUP DESCRIPTION

MINERAL EXTRACTION OPERATION

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.12(3)(a)1.	47.2
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Sean Wolf
		DATE: 6-19-14

COMMENTS: MINERAL EXTRACTION OPERATION



DANE COUNTY
PLANNING DEVELOPMENT

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

Conditional Use Application

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

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>L & S, LLC</u>	Agent	<u>Wolf Paving Company, Inc.</u>
Address	<u>612 N. Sawyer Rd</u>	Address	<u>612 N. Sawyer Rd</u>
Phone	<u>Oconomowoc, WI 53066</u> <u>(262) 965-2121</u>	Phone	<u>Oconomowoc, WI 53066</u> <u>(262) 965-2121</u>
Email	<u>SEANW@Wolfpaving.com</u>	Email	<u>SEANW@Wolfpaving.com</u>

Parcel numbers affected: 0911-341-8002-9 Town: BRISTOL Section: 34
Property Address: 2275 Florence Drive

Existing/ Proposed Zoning District: A-1

- o Type of Activity proposed:
- 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)

SEE ATTACHED Conditional Use Permit Application / Operational Plan.

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: [Signature]
SEAN WOLF - WOLF Paving Company, Inc.

Date: 6-19-14

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.

The proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where public health, safety, and general welfare of the public were impacted.

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 proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where 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 proposed conditional use.

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 conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where the normal and orderly development and improvement of the surrounding property for uses permitted in the district are negatively affected.

Six Standards of a Conditional Use Permit – (Continued)

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

The proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years. Adequate utilities, access roads, drainage and other necessary site improvements are in-place and do not have to be upgraded or changed for this conditional use.

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 proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where traffic congestion and problems associated with ingress and egress have been caused by the proposed conditional use.

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

The proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years and has conformed to all applicable regulations of the district in which it is located.

Parcel Number - 012/0911-341-8002-9

Current

Parcel Summary	
Municipality Name	TOWN OF BRISTOL
Parcel Description	LOT 1 CSM 7416 CS38/118-120 R27130/54&S6...
Owner Name	L&S LLC
Primary Address	No parcel address available.
Billing Address	612 N SAWYER RD OCONOMOWOC WI 53066



Assessment Summary	
Assessment Year	2014
Valuation Classification	G3
Assessment Acres	47.272
Land Value	\$0.00
Improved Value	\$0.00
Total Value	\$0.00

Show Valuation Breakout

Zoning Information

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

Zoning
A-1

Zoning District Fact Sheets

Value	Value	Value
\$315,300.00	\$0.00	\$315,300.00
Taxes:		\$5,171.51
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$5,171.51

District Information		
Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/18/1996		32374	48

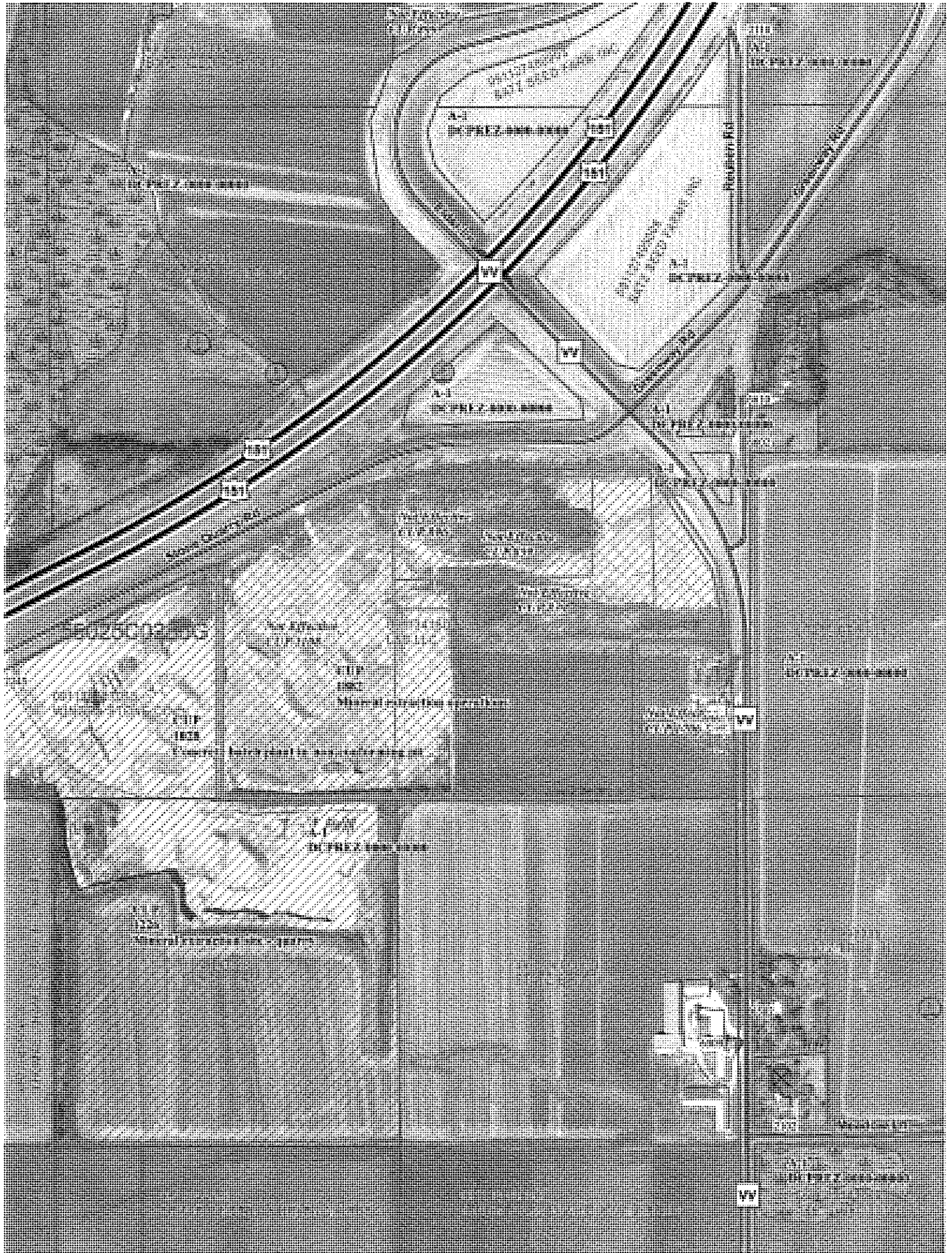
Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0911-341-8002-9

By Owner Name: L&S LLC



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Wolf Paving Company, Inc.

Bristol Quarry

Conditional Use Application (Renewal)

Date Submitted: June 19, 2014

1). Introduction:

Wolf Paving Company, Inc. has prepared a conditional use application in accordance with Dane County Planning & Development code of ordinance specifically section(s) 10.191 in order to renew and extend its mining operations / mineral extraction for the quarry located at 2275 Florence Drive, Town of Bristol, Dane County, Wisconsin. Wolf Paving Company, Inc. (Wolf) has operated the Bristol Quarry since 1994. Wolf is seeking to renew and extend its mining operations so that suitable aggregate materials can be used for local road construction and development projects.

Owner / Operator Information:

Property Owner:	L & S, LLC 612 N. Sawyer Road Oconomowoc, WI 53066
Operator:	Wolf Paving Company, Inc. 612 N. Sawyer Road Oconomowoc, WI 53066
Contact:	Mr. Sean Wolf
Phone:	(262) 965 2121
Email:	Seanw@wolfpaving.com

2. (a) Legal Description:

Part of the N ½ NE ¼ of Section 34, Town of Bristol described as follows: Commencing at the East quarter corner of said Section 34; thence N00 36'54" West, 1323.24 feet; thence West 357 feet to the point of the beginning; thence continue West 1590 feet; thence North 850 feet ; thence N61 01' 49" East, 650.26 feet; thence N72 22'25" East, 320.81 feet; thence N88 24' 45" East, 291.00 feet; thence N88 09'28: East, 499.13 feet; thence S34 20'26" East, 473.31 feet; thence S14 17'54" West, 190.18 feet; thence S02 49'42" East, 85 feet; thence West 350 feet; thence South 600 feet to the point of beginning.

Zoning District:

Zoned: A-1 – Agricultural

Proposed Use: Mineral Extraction

2(b). Tax Parcel ID #: 0911-341-8002-9

2(c). 1. General Description of Operation. L & S, LLC owns a parcel of land comprising of 47.27 acres located in Section 34, Township 9 North, Range 11 East, in the town of Bristol, Dane County, Wisconsin. This parcel has been identified as having suitable geologic formations that support mining activities for the production of aggregate materials for local road construction and local development projects. Wolf Paving Company, Inc. (Wolf) has operated the quarry since first permitted in 1994. Wolf desires to renew and extend the conditional use permit so that mineral extraction activities may continue on the property. The current conditional use permit was issued April 27, 2004 and expired in April 2014. See enclosed copy of Dane County conditional use approval.

2. Existing use of the land. The subject parcel is situated in an agricultural / rural setting northeast of the town of Bristol and is bordered by Stone Quarry road and State Highway 151 to the north. Wingra Stone company operates a quarry operation directly adjacent and to the west. The other property borders to the east and south are primarily agricultural. Mining activities have been conducted on this 47 acre parcel for the last 20 years. Approximately 36 acres are open for mining activities (stockpiling, staging, crushing, sediment control), 1.57 acres has been stripped and prepared for mining, and approximately 9.0 acres remains as future area to be mined. It should be noted the 9.0 acres is currently farmed and used for agricultural purposes.

3. Existing natural features including depth to groundwater. The subject parcel is comprised of undifferentiated glacial deposits consisting of clay, silt, sand, gravel, and boulder of the Horicon (Mickelson, 1984). The formation being quarried is Ordovician aged dolomitic limestone bedrock (Cline, 1965). Ground water near the quarry is typically supplied by underlying sandstone units comprising the sandstone aquifer. This aquifer consisting of the St. Peter sandstone and /or deeper Cambrian sandstones is the principal source of water supply in Dane County. Yields from this aquifer generally produce between 200 to 400 gallons per minute. Groundwater elevations near the quarry are at approximately 920 feet msl. Ground water near the quarry is expected to flow in an easterly direction. The existing average base grade for the mined portion of the quarry is 965 feet msl. Thus the separation distance from the base of the mined quarry to groundwater is approximately 45 feet.

4. Types and quantities of materials that would be extracted. The estimated total quantity of suitable aggregate material to be extracted from the open and future quarry area's is approximately 700,000 tons. Un-consolidated materials such as clay, and topsoil that have yet to be stripped and stockpiled from future area's is estimated to be approximately 107,500 cubic yards. This soil amongst the other onsite stockpiles will be used for reclamation and restoration of the property.

5. The proposed dates to begin extraction, end extraction and complete reclamation. Mining activities or extraction of aggregate material is conducted on an as needed basis. Local development work and economic conditions dictate the frequency and quantity of material that needs to be mined and extracted for any given year. Due to the seasonality of construction in Wisconsin mining / crushing activities are typically performed in the early spring / summer in order to replenish onsite stockpile supplies. Historically Wolf performs stripping activities in the summer months and mining / crushing activities in the spring / summer. Months April thru September is usually the time period for crushing and replenishing stockpile supplies. Months June thru August is usually the time period for stripping and reclamation activities. No work typically is conducted during the winter months. Consistent with the Wolf – Non Metallic Mining Reclamation Plan (dated February 18, 2004) complete reclamation of the quarry will take place when the quarrying activities match the existing floor elevation of 960 msl (See enclosed copy of Non Metallic Reclamation Plan).

6. Proposed hours of operation. Wolf is requesting the same approved hours of operation found in the April 27, 2004 , Dane County Conditional Use Permit # 1882 (see enclosed) be granted to this renewal / application. The proposed hours of operation are as follows;

Monday thru Friday – 6:00 a.m. to 6:00 p.m.

Saturday – 7:00 a.m. to 4:00 p.m.

Sundays & legal holidays – Closed – No operations of any kind.

7. Geologic composition and depth to the mineral deposit. See enclosed report entitled “Non Metallic Mining Reclamation Plan” Wolf Industries, Inc. Bristol Quarry, Town of Bristol, Dane County, Wisconsin. Dated February 18, 2004.

8. Identify all major proposed haul routes to the nearest Class A highway or truck route. The subject parcel is located on Stone Quarry road. Trucks will use Stone Quarry road to Willburn to Hwy 151.

9. Proposed phasing plan (if any). Consistent with prior submittals regarding the development plan for the subject parcel / quarry no phasing plan is proposed.

10. Types, quantities, and frequency of use of equipment to extract, process and haul. The extraction process to mine suitable aggregate materials from the subject parcel is conducted in a staged approach. First, over-burden soil or topsoil / clay must be stripped and removed from on top of the limestone deposit. Bull dozers and rubber tired scrapers or rubber tired loaders are used to carefully remove the top layer of soil. Topsoil is salvaged and stockpiled separately for future reclamation activities. The same is done for clay or any other unclassified soil found above the limestone deposit. Staged topsoil and clay stockpiles are placed within the limits of the approved quarry. Based on the depth of limestone deposit and quantity of aggregate material needed a typical stripped area is usually less than 2 acres in size. The approximate quantities based on 2 acres is 3,000 to 5,000 cubic yards of topsoil and 4,000 to 9,000 cubic yards of unclassified or clay soils that would be removed and stockpiled. Depending on economic conditions and local development need this stripping activity is usually performed once per year. The duration of time need to perform this activity is one to two months.

11. Whether and how frequently blasting, drilling, mining, crushing, screening, washing, refueling, fuel storage etc... Mining activities that include drilling, blasting, crushing, and screening are typically performed once per year at the subject property. The duration of the event is dependent on the quantity needed to satisfy local development projects. No aggregate washing activities are performed at the subject property. No permanent bulk storage fuel tanks are kept at the subject property. Mining equipment and heavy equipment is fuel daily by portable fuel trucks.

12. Whether excavation will occur below the water table and, if so, how ground water quality will be protected. No mining activities or mineral extraction activities will be conducted below the water table. As stated in section 3 the ground water elevation for the subject property is at 920 msl. The approximate finished grade or depth for the quarry will be 960 msl.

13. Any proposed temporary or permanent structures. No permanent or temporary structures are proposed for the subject property.

14. Any special measures that will be used for spill prevention and control, dust control, transportation, or environmental protection. Wolf will require its sub-contractors performing earth moving, or mining activities to adhere to best management practices for spill prevention, dust control, transportation and environmental protection. Over the past 20 years Wolf and its sub contractors have not had a reportable spill or incident as part of the mining operations.

15. Proposed use after reclamation. After quarrying activities are completed, the subject property will be reclaimed for agricultural use. See enclosed Non Metallic Mining Reclamation Plan dated February 18, 2004.

16. Number of employee's. Wolf estimates that approximately 1 to 6 people will be employed to assist with the mineral extraction activities associated with operating a quarry. These seasonal positions are not full time but based on specific events that take place when operating a quarry.

17. Anticipated customers. Mineral extraction activity will not create customers. None are expected.

18. Outside Storage. Wolf does not anticipate using the subject property for outside storage. Aggregate material stockpiles will be kept within the limits of the quarry.

19. Outdoor Activities. Wolf does not anticipate using the subject property for any outside activities.

20. Outdoor Lighting. Wolf does not anticipate using outdoor lighting for its mineral extraction activities.

21. Outside Loudspeakers. Wolf does not anticipate using loudspeakers for its mineral extraction activities or any site activity.

22. Proposed Signs. Wolf does have one existing sign posted at it's entrance adjacent to Stone Quarry road.

23. Trash Removal. Wolf does not generate any trash as part of it's mineral extraction activities. Any garbage generated by employee's is managed by them and not left on the premises. Portable toilets are used for employees when working at the subject property.

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.

The proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where public health, safety, and general welfare of the public were impacted.

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 proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where 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 proposed conditional use.

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 conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where the normal and orderly development and improvement of the surrounding property for uses permitted in the district are negatively affected.

Six Standards of a Conditional Use Permit – (Continued)

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

The proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years. Adequate utilities, access roads, drainage and other necessary site improvements are in-place and do not have to be upgraded or changed for this conditional use.

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 proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years without any recorded incidents where traffic congestion and problems associated with ingress and egress have been caused by the proposed conditional use.

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

The proposed conditional use application is a renewal. The activity of mineral extraction has been conducted on the same parcel for the last 20 years and has conformed to all applicable regulations of the district in which it is located.

Wolf Paving Company, Inc.
Bristol Quarry
(Town of Bristol, Dane County, WI)
Conditional Use Permit Application

Wolf Paving Co.
Gated Quarry Entrance / Exit.

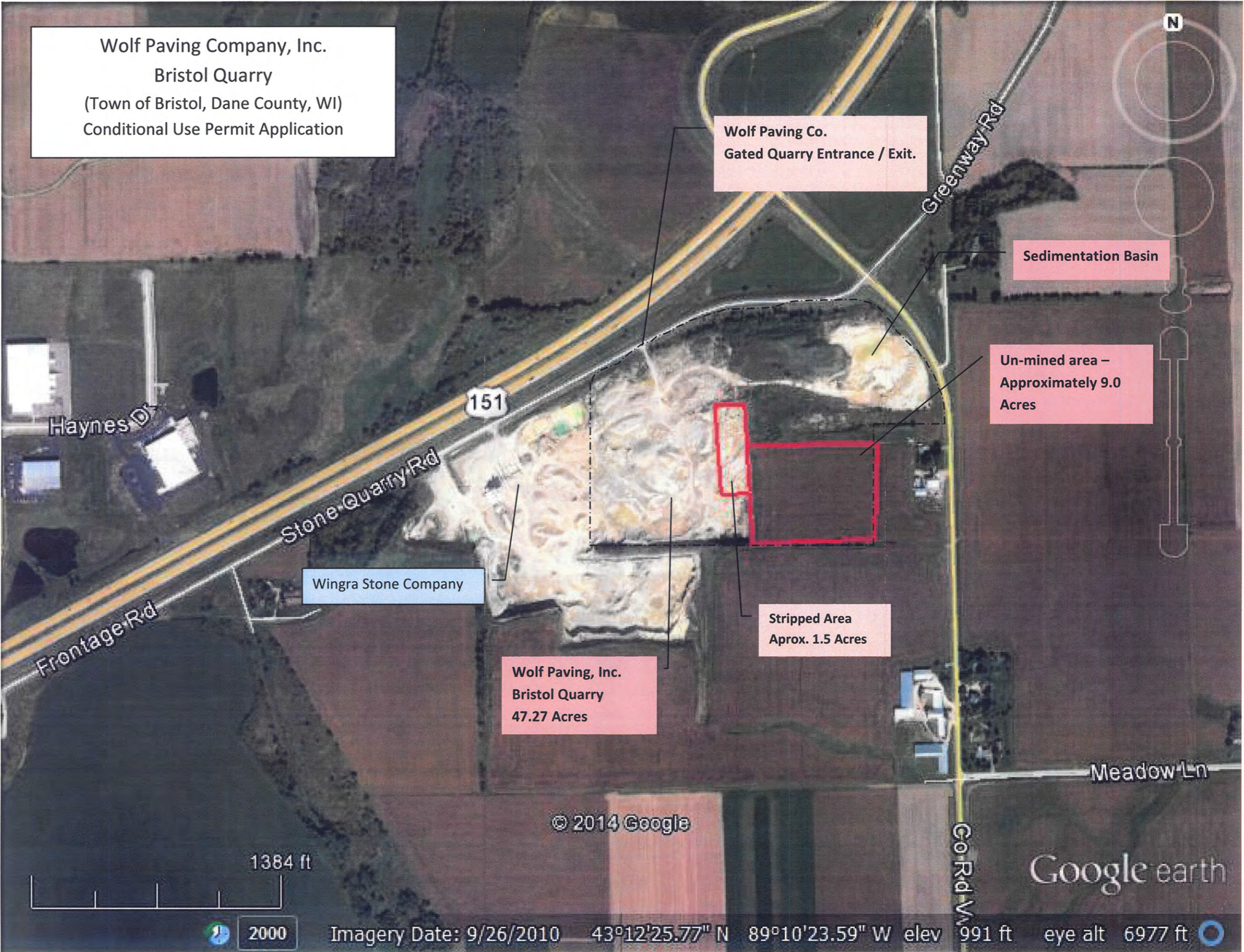
Sedimentation Basin

Un-mined area –
Approximately 9.0
Acres

Wingra Stone Company

Stripped Area
Aprox. 1.5 Acres

Wolf Paving, Inc.
Bristol Quarry
47.27 Acres



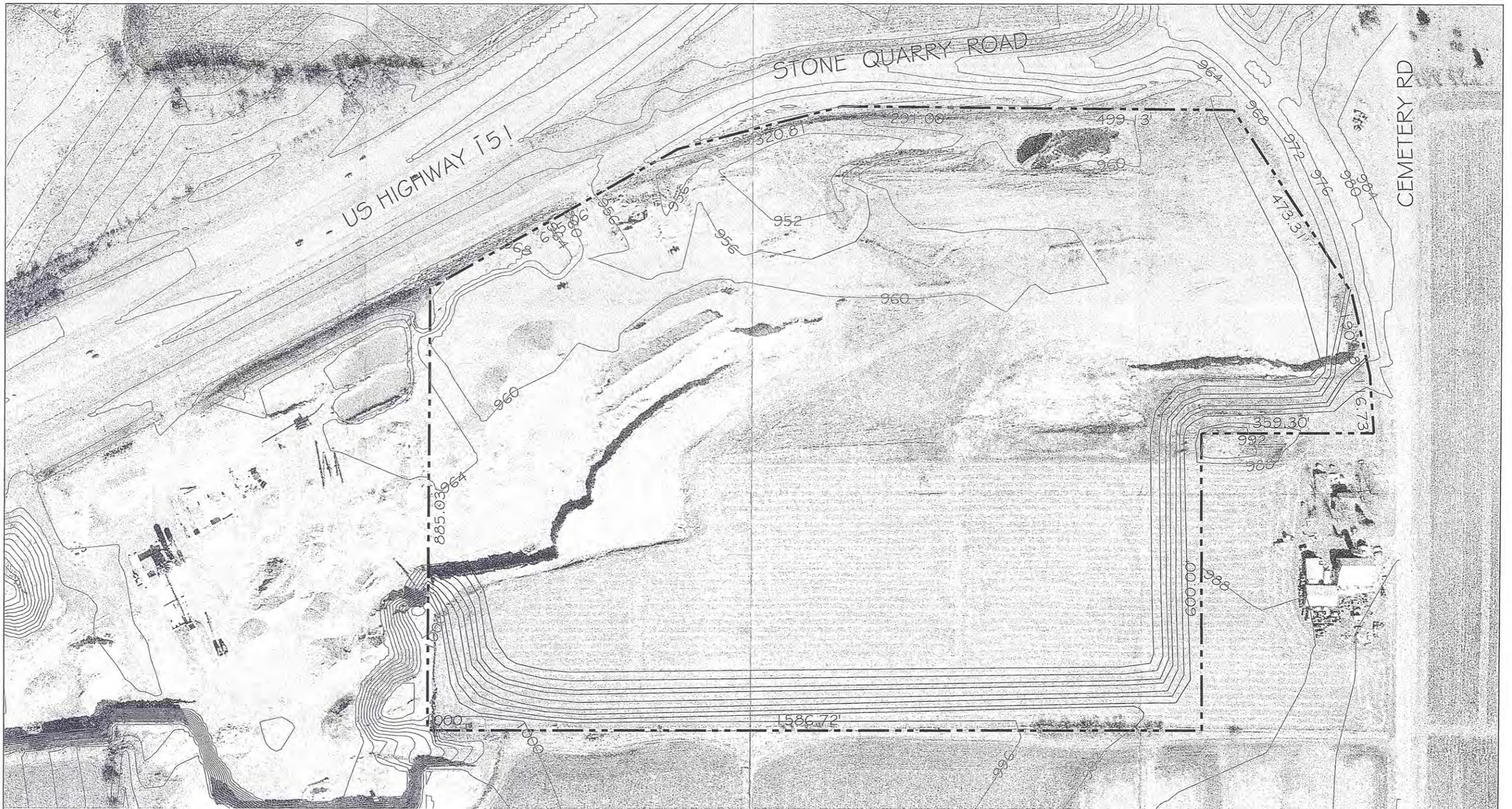
© 2014 Google



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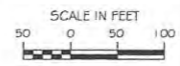
Imagery Date: 9/26/2010 43°12'25.77" N 89°10'23.59" W elev 991 ft eye alt 6977 ft

Google earth

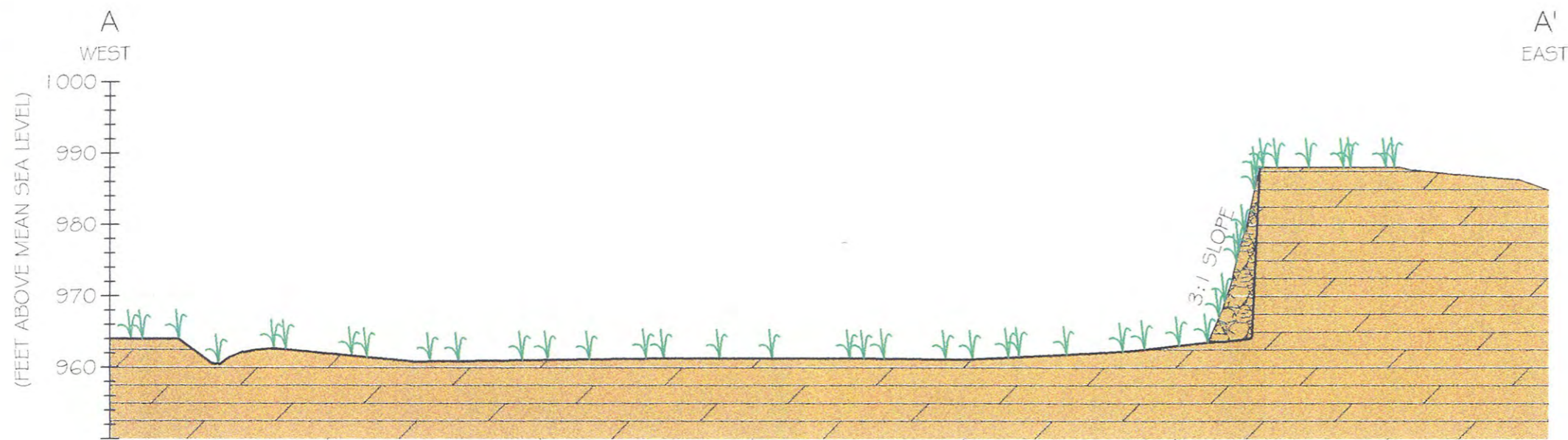


LEGEND

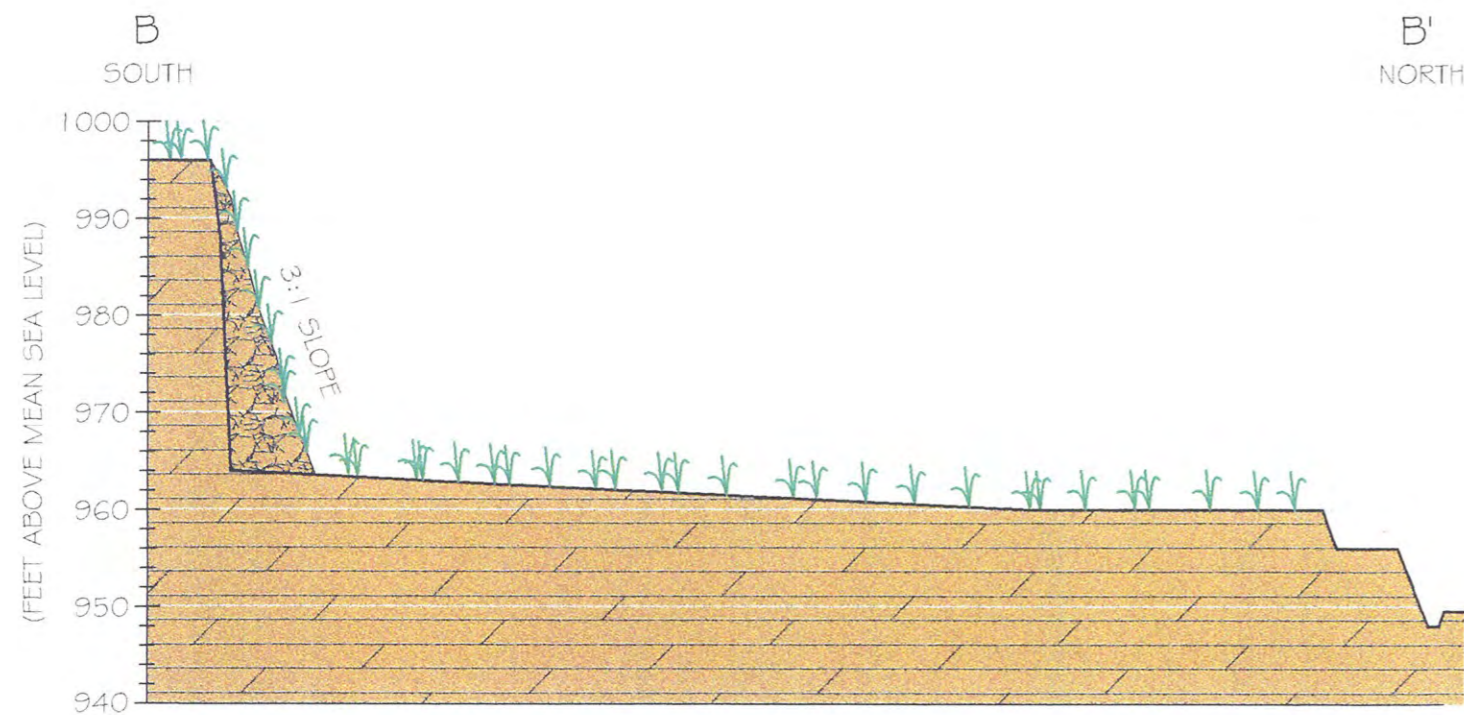
- PROPERTY BOUNDARY
- 968— EXISTING ELEVATION CONTOUR LINE
- 964— POST MINING ELEVATION CONTOUR LINE



Northern Environmental Hydrologists • Engineers • Scientists • Surveyors 12073 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092 Phone: 833-776-7149 Fax: 262-241-8222 WISCONSIN • MICHIGAN • ILLINOIS • IOWA <small>THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL, INCORPORATED AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF NORTHERN ENVIRONMENTAL, INCORPORATED.</small>	ANTICIPATED FINAL TOPOGRAPHY	
	WOLF INDUSTRIES, INCORPORATED TOWN OF BRISTOL, QUARRY DANE COUNTY, WISCONSIN	
DATE: 02/04/04 DRAWN BY: KAA TASK NUMBER: 1	PROJECT NUMBER: WI 01-3300-2636	FIGURE: 6



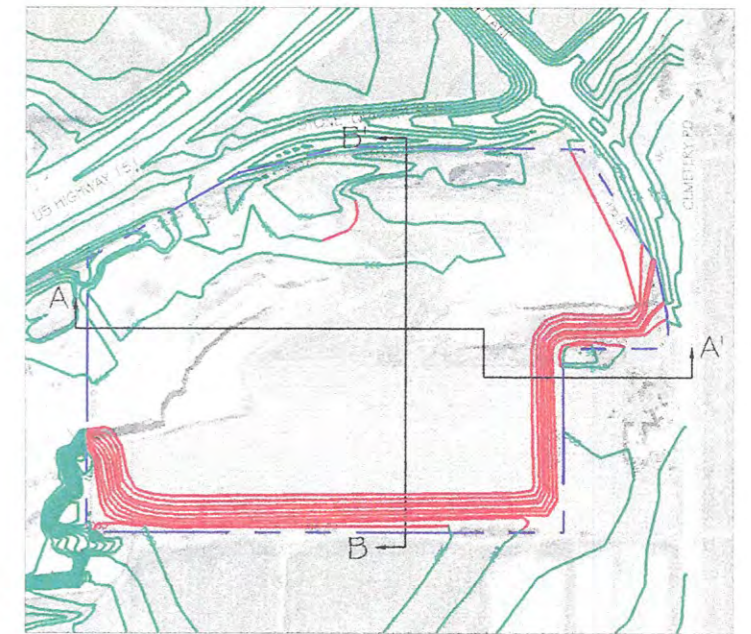
SECTION A-A'



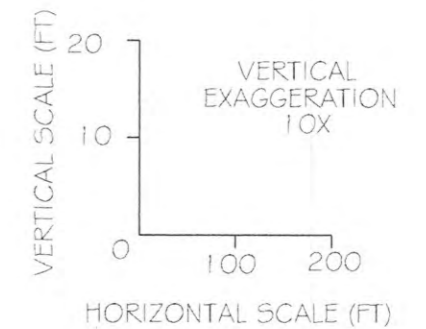
SECTION B-B'


LEGEND

-  DOLOMITE
-  INERT FILL MATERIAL
-  REVEGETATED AREAS



CROSS-SECTION REFERENCE MAP



 Hydrologists • Engineers • Scientists • Surveyors 12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092 Phone: 800-776-7140 Fax: 262-241-8222			POST-MINING LAND USE CROSS-SECTIONS	
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA <small>THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE REPRODUCED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.</small>			WOLF INDUSTRIES, INCORPORATED BRISTOL QUARRY DANE COUNTY, WISCONSIN	
DATE: 02/05/04	DRAWN BY: KAA	TASK NUMBER: 1	PROJECT NUMBER: WI 01-3300-2696	FIGURE 7