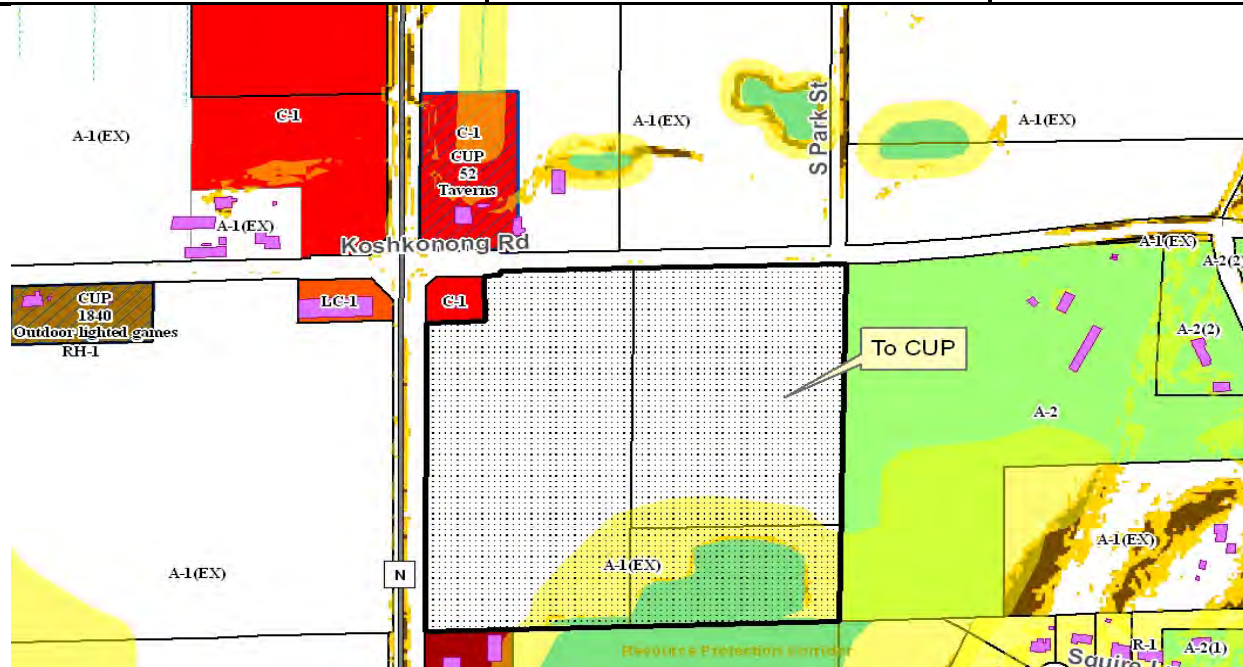




Staff Report

Zoning and Land Regulation Committee

Public Hearing: February 25, 2014	Petition: CUP 2261
Zoning Amendment: A-1EX Exclusive Agriculture District to A-1EX Exclusive Agriculture District	Town/sect: Pleasant Springs Section 16
Acres: 38 Survey Req. No	Applicant Joel E Hougan
Reason: Mineral Extraction	Location: 2630 County Highway N



DESCRIPTION: Forever Sandfill and Limestone is seeking approval of a CUP to establish a new 38 acre sand, gravel, and fill (clay) mineral extraction operation. The applicant indicates that operations would commence in 2014 and continue for approximately 20 years. See attached written statement and site/operations plan for additional information.

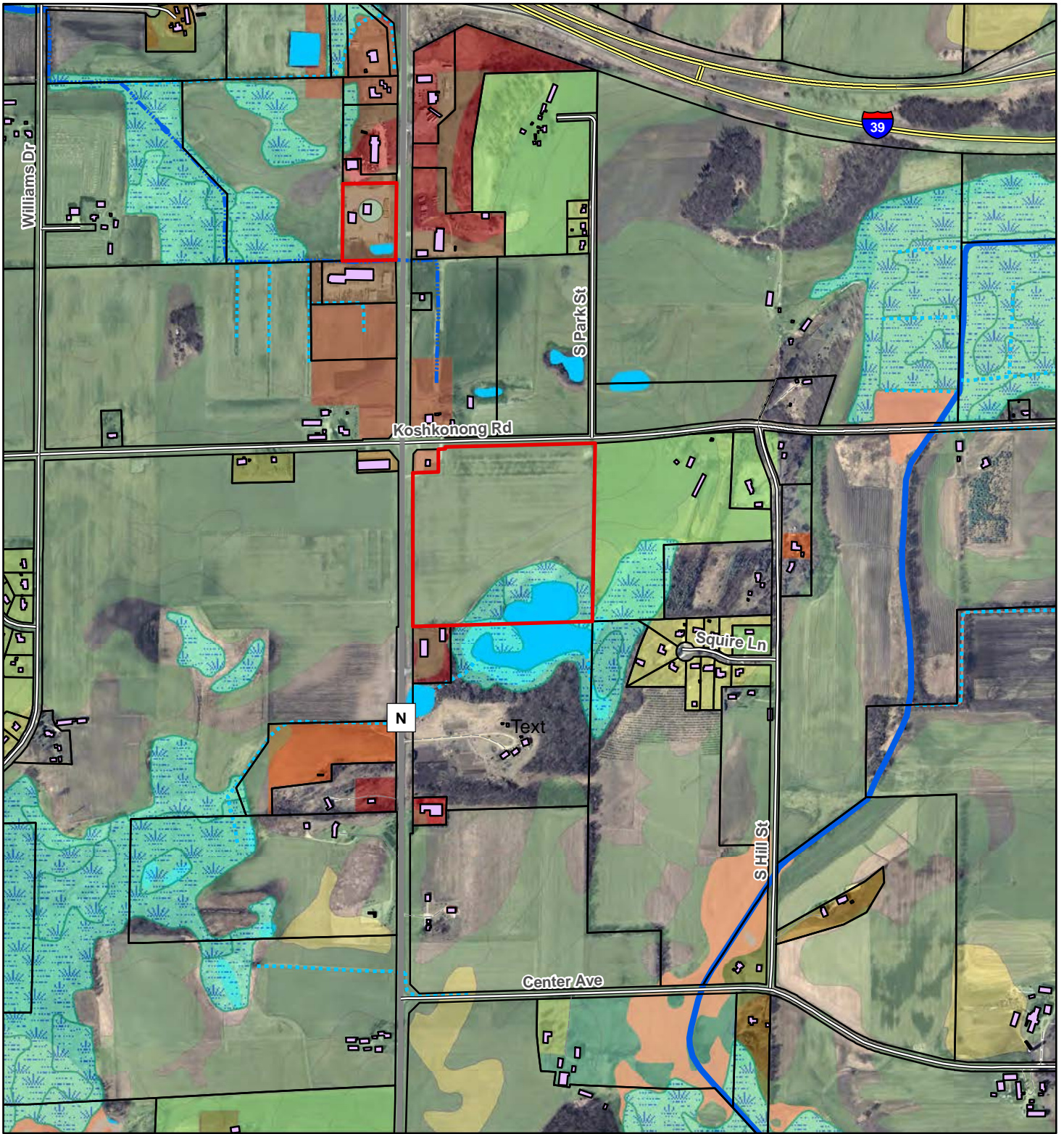
OBSERVATIONS: The property is located at the corner of Koshkonong Road and County Highway N. Access is proposed to be onto County Highway N approximately 800 feet south of the intersection with Koshkonong Road. The speed limit on highway N at this location is 55 mph. Several commercially zoned properties are located near the proposed site, including the Pleasant Springs Pub bar/restaurant. There are also several rural residences in relatively close proximity, including Hanson's Hill residential subdivision (12 lots) located to the southeast. The property is currently cropped, and consists almost entirely of Class II soils. The northern 1/3 of a ~10 acre unnamed pond is located at the southern end of the property.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area. The town plan acknowledges the importance of mineral extraction, and also the potential for significant land use conflicts if operations are proposed in close proximity to residential areas. The plan also includes decision making guidelines and policies regarding proposed mineral extraction operations in the Agricultural Preservation Area. The town will review applications against the 6 CUP standards from the Dane County Zoning Code and may impose limitations/conditions addressing the following issues: hours of operation, blasting, improvements necessary for safe ingress/egress, erosion or stormwater control measures, environmental buffers, and/or privacy or security screening, fencing, landscaping, or berming.





RESOURCE PROTECTION: There is an area of resource protection corridor in the southern portion of the property associated with wetlands adjacent to the unnamed pond.

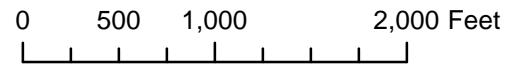
STAFF: Subsequent to submittal of petition 2261, the applicant requested that the zoning administrator provide a determination of the potential "nonconforming" mineral extraction status of the property under sections 10.121(1)(c) and (d) DCCO. Nonconforming mineral extraction status would obviate the need for the proposed conditional use permit. In a letter dated February 4, 2014, the administrator determined that the nonconforming mineral extraction status of the property terminated between 1969 and 1981. The applicant has until March 6th to appeal the administrator's determination to the board of adjustment, should he choose to do so. Staff recommends postponement of the petition to provide an opportunity for public comment and at the public hearing and for further clarification regarding the applicant's intended course of action. In addition, as noted below, the applicant has apparently withdrawn his application with the town of Pleasant Springs.

TOWN: The town has indicated that the applicant has withdrawn his *town application* for the CUP.



Legend

- | | | | |
|---|---------------------|---|---------|
|  | Wetland | Significant Soils | |
|  | 100-year Floodplain | Class | |
| | |  | Class 1 |
| | |  | Class 2 |



CUP #2261
Hougan