

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
04/18/2017	DCPCUP-2017-02381
Public Hearing Date	
06/27/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOEL E HOUGAN	Phone with Area Code (608) 884-9105	AGENT NAME TRIERWEILER CONSTRUCTION	Phone with Area Code (715) 240-0874
BILLING ADDRESS (Number, Street) 2371 COUNTY HIGHWAY BN		ADDRESS (Number, Street) 2916 SOUTH CHERRY ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) MARSHFIELD, WI 54449	
E-MAIL ADDRESS JON@HALVERSONCOMPANIES.COM		E-MAIL ADDRESS BROOKS@TRIERWEILERCO.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	
500 FT EAST OF 2488 KOSHKONONG RD					
TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-094-9000-5		---		---	

CUP DESCRIPTION
READY MIX CONCRETE BATCH PLANT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(e)	.87

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials HJH3	SIGNATURE: (Owner or Agent) 
		PRINT NAME: Brooks Fechhelm
		DATE: 4/18/17

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting

*2916 South Cherry Avenue
Marshfield, WI 54449*

Phone 715-387-8451

Fax 715-384-5599

April 17, 2017

Dane County
Plan Commission
Room 116, City-County Building
210 Martin Luther King Jr Blvd.
Madison, WI 53703-3342

**Subject: Conditional Use Permit; Parcel 046/0611-094-9000-5
Driveway Located 500' East of 2488 Koshkonong Road**

Trierweiler Construction as agent on behalf of Joel Hougan (property owner) and Forever Sandfill and Limestone Inc (pit/ quarry leasee), 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 Number: 046/0611-094-9000-5
Legal Description: Sec 9-6-1 E ½ SW ¼ SE ¼
Stoughton, WI 53589

Property Owner:

Joel Hougan
2371 CTH BN
Stoughton, WI 53589

Property Leasee:

Forever Sandfill & Limestone
353 Haugen Rd
Edgerton, WI 53534

Sincerely,

Brooks A. Fechhelm

Trierweiler Construction & Supply Co., Inc.
Brooks Fechhelm, P.E.
Project Engineer
715-240-0874
brooks@trierweilerco.com



Wisconsin
Ready Mixed
Concrete
Association



Wisconsin Transportation
Builders Association

An Equal Opportunity Employer

Table of Contents

- Dane County Application
- Introduction & Intentions
- Six Standards Narrative
- Closing Statement
- Site Overview
- Legal Description and CUP Site Location
- Local Zoning & Land Use Mapping
- Quarry/ Pit Reclamation Plan Overview

Dane County Application



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>Forever Sandfill & Limestone Inc</u>	Agent	<u>Brooks Feckhelm (Trierweiler Const)</u>
Address	<u>353 Hanger Rd</u>	Address	<u>2916 South Cherry St.</u>
Phone	<u>Edgerton WI 53534</u>	Phone	<u>Marshfield WI 54449</u>
	<u>608-884-9105</u>		<u>715-240-0874</u>
Email	<u>jon@halversoncompanies.com</u>	Email	<u>brooks@trierweilerco.com</u>

Parcel numbers affected: 046/0611-094-9000-5 Town: T6N-R11E Section: 9
 Property Address: 500' East of 2488 Koshkonong RD

Existing/ Proposed Zoning District : A-1 (Ex)

o Type of Activity proposed:

Temporary Ready Mix Concrete Plant

10.123(3)(e)

- o Hours of Operation - See Attached
- o Number of employees - See Attached
- o Anticipated customers - See Attached
- o Outside storage - See Attached
- o Outdoor activities - See Attached
- o Outdoor lighting - See Attached
- o Outside loudspeakers - N/A
- o Proposed signs - None
- o Trash removal - see Attached
- o Six Standards of CUP (see back) - see Attached

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: Brooks A. Feckhelm

Date: 4/17/17

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.

See Narrative

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.

See Narrative

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.

See Narrative

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

See Narrative

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.

See Narrative

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

See Narrative

Introduction & 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 and expand the Interstate 39/90 corridors in Dane County and beyond, 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 tax payers and impacts on commuters for these projects.

Based upon the onsite availability of some ingredient aggregate materials as well as the proximity to the proposed construction work, the Koshkonong Rd site offers an ideal location for the staging of a portable, temporary RMC plant to be used on the I39/90 and supporting municipal projects. Trierweiler Construction is requesting this conditional use permit on behalf of Forever Sandfill and Limestone Inc (Pit Operator & Lessee) and Joel Hougan (property owner) to operate a temporary RMC plant from May 1st 2017 to December 31st, 2020 for projects awarded on the I39/90 expansion project as well as associated WisDOT and municipal road construction projects.

Siting

The site, consisting of Parcel 046/0611-094-9000-5 currently operates as a quarry/pit. It is proposed that the temporary RMC plant would be located in the southern 10 acres of the parcel. The conditional use permit area is approximately 0.87 acres in size, for the exact location please see the attached mapping. This would put the plant in the currently active portion of the pit and in close proximity to available material needed for batching RMC. The plant location would also follow proper setback requirements identified in Dane County Zoning Regulations for the site's A-1EX Exclusive Agriculture district zoning, which are discussed further in the following sections of this letter. Please see the attached mapping for exact setbacks. 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 so as to be located adjacent to where the aggregate production is occurring.

Operation Description

The proposed temporary/ portable installation of a RMC plant would be utilized to mix concrete and load trucks to the I39/90 corridor expansion and associated WisDOT and municipal projects. While the exact number of employees varies between 5 and 15 on the RMC operations team. Operational periods will include generally day time 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 Conditional Use Permit application requests 24-hour operation to accommodate the WisDOT I39/90 construction schedule. 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 stored within the existing site and similar to current material staging activities. Cement materials would be stored in portable bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site, in addition to the existing mining operation 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 existing property is zoned A1-EX: Exclusive Agriculture District. According to the Dane County Zoning Ordinance, limited ready mix concrete production is a permitted use with an approved Conditional Use Permit.

Forever Sandfill and Limestone Inc, will operate, or contract operation a portable RMC plant within the southern 10 acres of the parcel as identified in attachment 1. This operative area was found to meet all setback requirements (i.e. 30 feet from any town road and 10 feet from and side and rear property lines) for a structure from neighboring properties as required for A1-EX front, side, and rear setbacks. The RMC will have a maximum height of approximately 50 feet above grade.

Erosion Control/ Storm Water Management

The proposed scope of work for the RMC plant installation is not expected to significantly disturb additional land beyond the existing quarry activities. At present the entirety of the site drains internally and this determination has received a Department of Natural Resources concurrence which will be updated and maintained appropriately. Additionally, 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.

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.

Six Standards Narrative

Six Standards of Conditional Use

Per the Conditional Use Permit Requirements, an explanation outlining how the proposed land use meets each of the following six (6) standards for Conditional Use is included in the following sections.

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 temporary ready mix concrete plant operations will have minimal impact to the public. All ingredients with the exception to the limestone aggregates and cement, are already handled onsite and distributed offsite via truck. With the RMC plant some product that had left the site as raw sand will now be utilized in the production of ready mix concrete; reducing the potential impact from truck traffic. All activities are proposed to take place within the existing operative quarry area and are not expected to impact traffic levels, dust levels, or noise beyond the property lines.

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.*

Surrounding parcels are a mix of RH-1 rural housing districts, C-2 commercial districts, and A1-EX agricultural districts. No foreseeable negative impacts to these uses, property value, or enjoyment of these properties are expected.

The temporary RMC plant will utilize the southern 10 acres of the property which is already operating as a pit/ quarry for the production of RMC. Potential impacts from the installation are similar to those that already exist from current quarry/ pit operations and are easily controllable via implementation of best management practices such as the use of water for dust suppression, proper material storage practices, and appropriate waste management and mitigation efforts.

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 RMC batch plant is consistent with existing quarry operations. No activity at the facility is expected to impact the function of any adjacent or nearby parcel in any way beyond the existing facility function.

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

The proposed temporary RMC plant is not expected to demand significant increases in electrical use, demand for road access, or changes to drainage properties at the site.

No well will be required as water will be supplied for concrete batching by storm water retention ponds located onsite. Power will be provided by portable generators. Trucks will utilize the existing quarry/ pit

driveway on Koshkonong Rd for approximately 700 feet west to County Road N then north to I39/90. These roads are presently handling current truck traffic from the quarry/ pit and will be able to support the installation of the temporary RMC.

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.*

Existing traffic patterns and facility access and egress characteristics are expected to be maintained. The RMC trucks accessing the facility will replace some of the trucks which previously had hauled sand away which result in only minor changes in traffic levels. Deliveries of cement and aggregates, the only materials not generated at the facility are expected to be an insignificant source of traffic with only infrequent deliveries to the facility.

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

All required setbacks as stated in Chapter 10; Section 10.123 of the Dane County Zoning Ordinance will be adhered to with the siting of the temporary RMC plant. The addition of a RMC plant will not significantly affect the structural lot coverage. All general and RMC specific requirements as identified in the zoning code Chapter 10 are to be met.

Closing Statement

Closing Statement

Trierweiler Construction on behalf of Joel Hougan (property Owner) and Forever Sandfill and Limestone Inc (Pit/ Quarry Lessee), is submitting the enclosed Conditional Use Permit application for the proposed temporary ready mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from May 1st, 2017 to December 31, 2020 in support of the I39/90 corridor and municipal roadway 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.

Sincerely,

Brooks Fechhelm, P.E.

Trierweiler Construction

Site Overview

Existing Site Overview Map

Write a description for your map.

Legend

 139/ 90 & CTH N Interchange

 Existing Pit/ Quarry

Google Earth

© 2016 Google

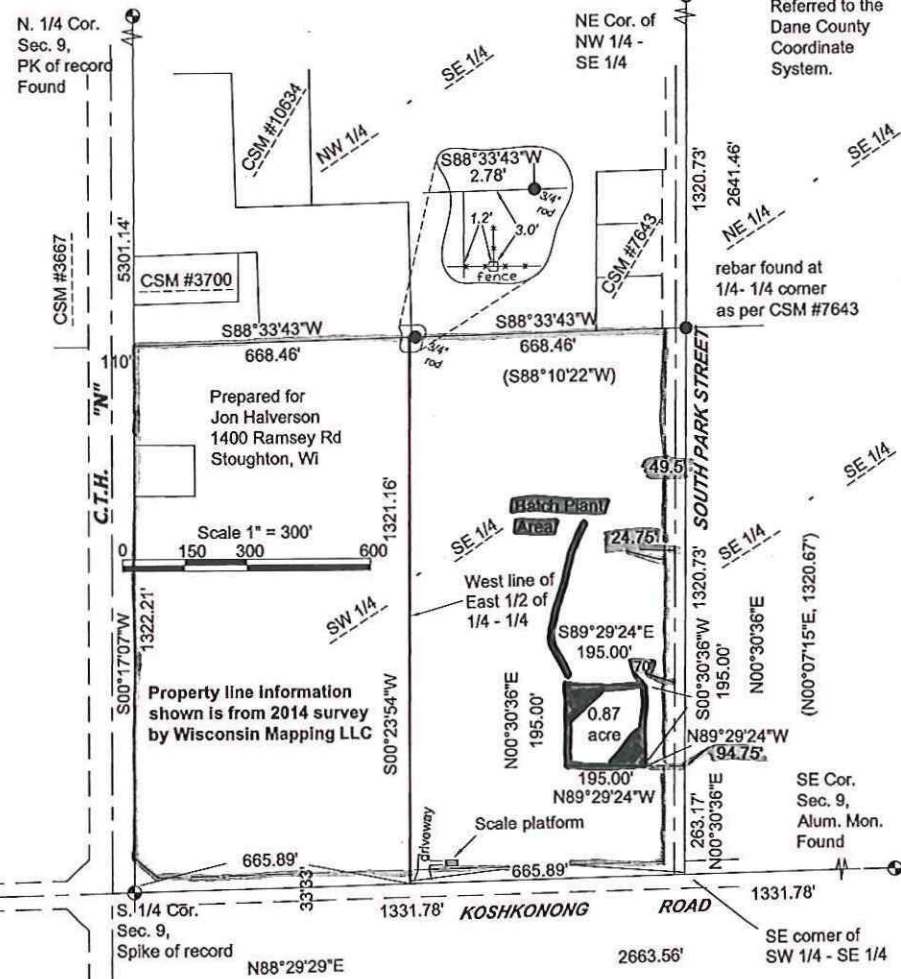
2000 ft



Site Plan & Legal Description

Site Plan

Part of the SW 1/4 of the SE 1/4 of Section 9, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin.



Plant Area Description
 Part of the East 1/2 of the SW 1/4 of the SE 1/4 of Section 9, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the Southeast corner of Section 9; thence S88°29'29"W, 1331.78 feet to the Southeast corner of the SW 1/4 of the SE 1/4; thence N00°30'36"E along the East line of said 1/4 - 1/4, 263.17 feet; thence N89°29'24"W, 94.75 feet to the point of beginning; thence continue N89°29'24"W, 195.00 feet; thence N00°30'36"E, 195.00 feet; thence S89°29'24"E, 195.00 feet; thence S00°30'36"W, 195.00 feet to the point of beginning. The above described containing 0.87 acres.

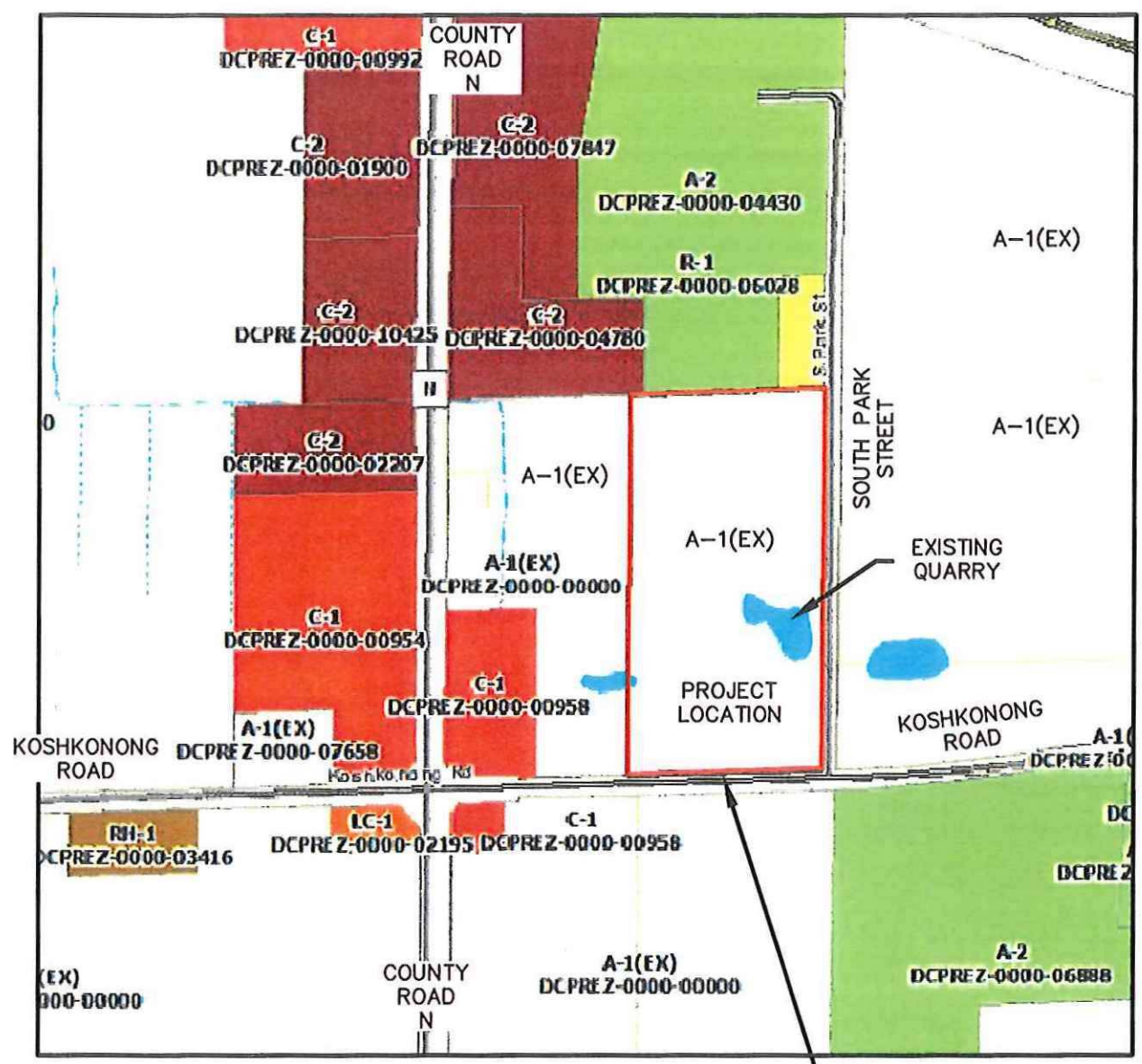
Legal description

Setbacks:
 70' from E
 45.25' from ROW
 Property Boundary

Wisconsin Mapping, LLC
 surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 4427C-17 Date 4/13/2017
 Sheet 1 of 1

Local Zoning & Land Use Mapping

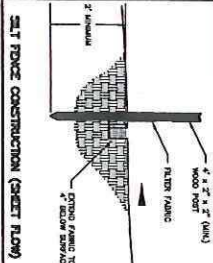


PROJECT LOCATION
PARCEL # 0611-094-9000-5 (20 ACRES)
E 1/2 OF SW 1/4 OF SEC.09, T06N, R11E,
PLEASANT SPRINGS, DANE COUNTY, WI
LAT: 42.992424
LON: -89.196162
ZONED A1(EX)
(ECLUSIVE AG.)

MAP #1 DANE COUNTY PROPERTY AND ZONING MAP



Quarry/ Pit Reclamation Plan Overview



RECLAMATION NOTES:
 RECLAMATION DISTRICTS SHALL RECEIVE A NUMBER OF FEET (0) HOURS OF TOTAL RECLAMATION WITHIN THE DISTRICT OF 100% RECLAMATION. AN EQUAL AMOUNT OF ANNUAL RECLAMATION SHALL BE COMPLETED BY THE END OF THE YEAR.
 RECLAMATION SHALL BE COMPLETED BY THE END OF THE YEAR OF 100% RECLAMATION. RECLAMATION SHALL BE COMPLETED BY THE END OF THE YEAR OF 100% RECLAMATION. RECLAMATION SHALL BE COMPLETED BY THE END OF THE YEAR OF 100% RECLAMATION.

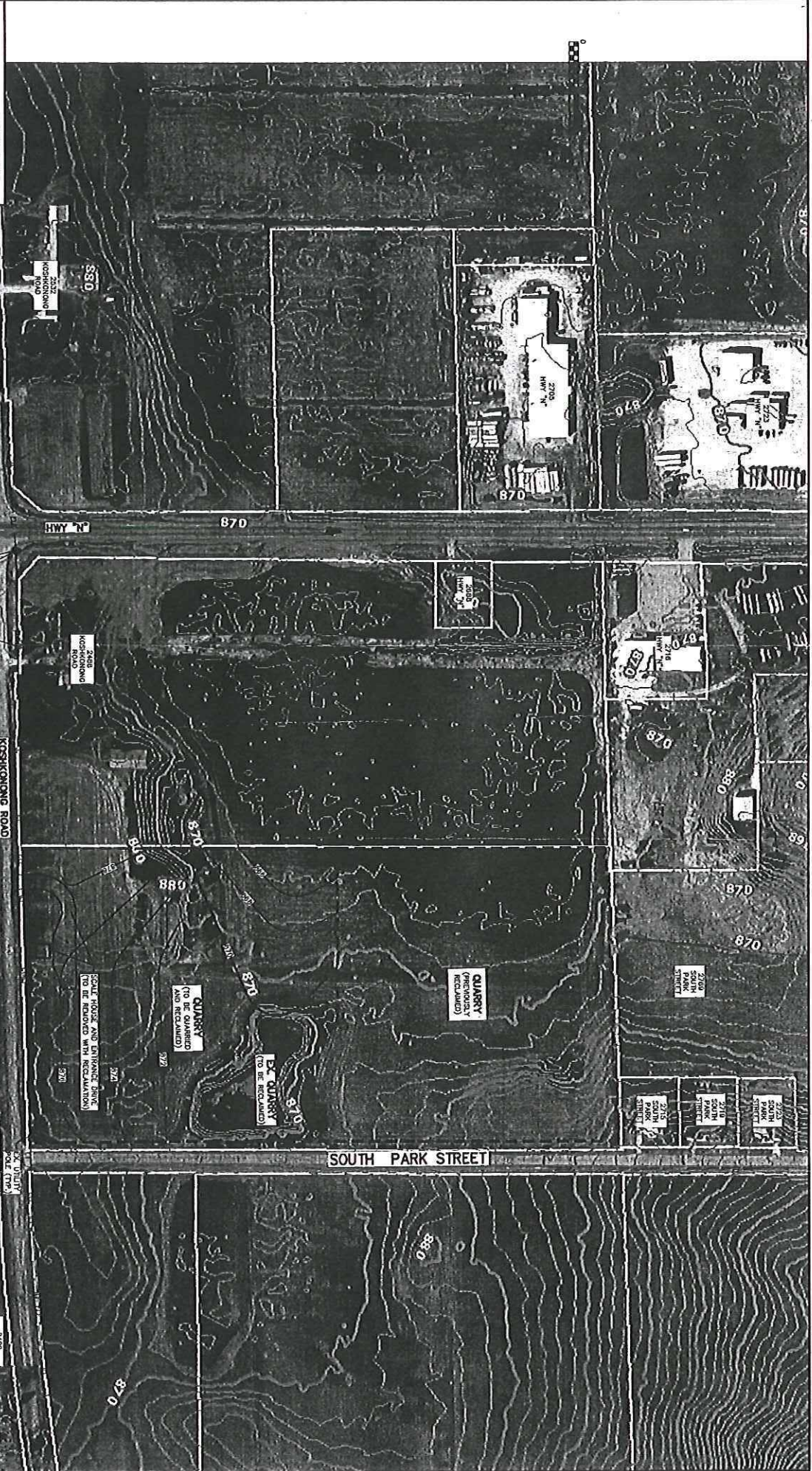
DESIGN NOTES:
 EXISTING ROADWAY THE PUBLIC ROAD SHALL BE REPAIRED BY STREET CLOSURE (NOT REPAIRED) BEFORE THE END OF ROAD WORK.

OWNER:
 TOWN OF PLEASANT SPRINGS
 4604 Siggelkow Road, Suite A
 McFarland, WI 53558

DESIGNER:
 QUAM ENGINEERING, LLC
 4604 Siggelkow Road, Suite A
 McFarland, WI 53558

PROJECT:
 KOSHKONONG ROAD - TOWN OF PLEASANT SPRINGS
 NORTH RECLAMATION PLAN
 PAGE: 2 OF 2
 DATE: MARCH 7, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7752





2916 South Cherry Avenue, Marshfield, WI 54449
Phone 715.387.8451 Fax 715.384.5599

June 16, 2017

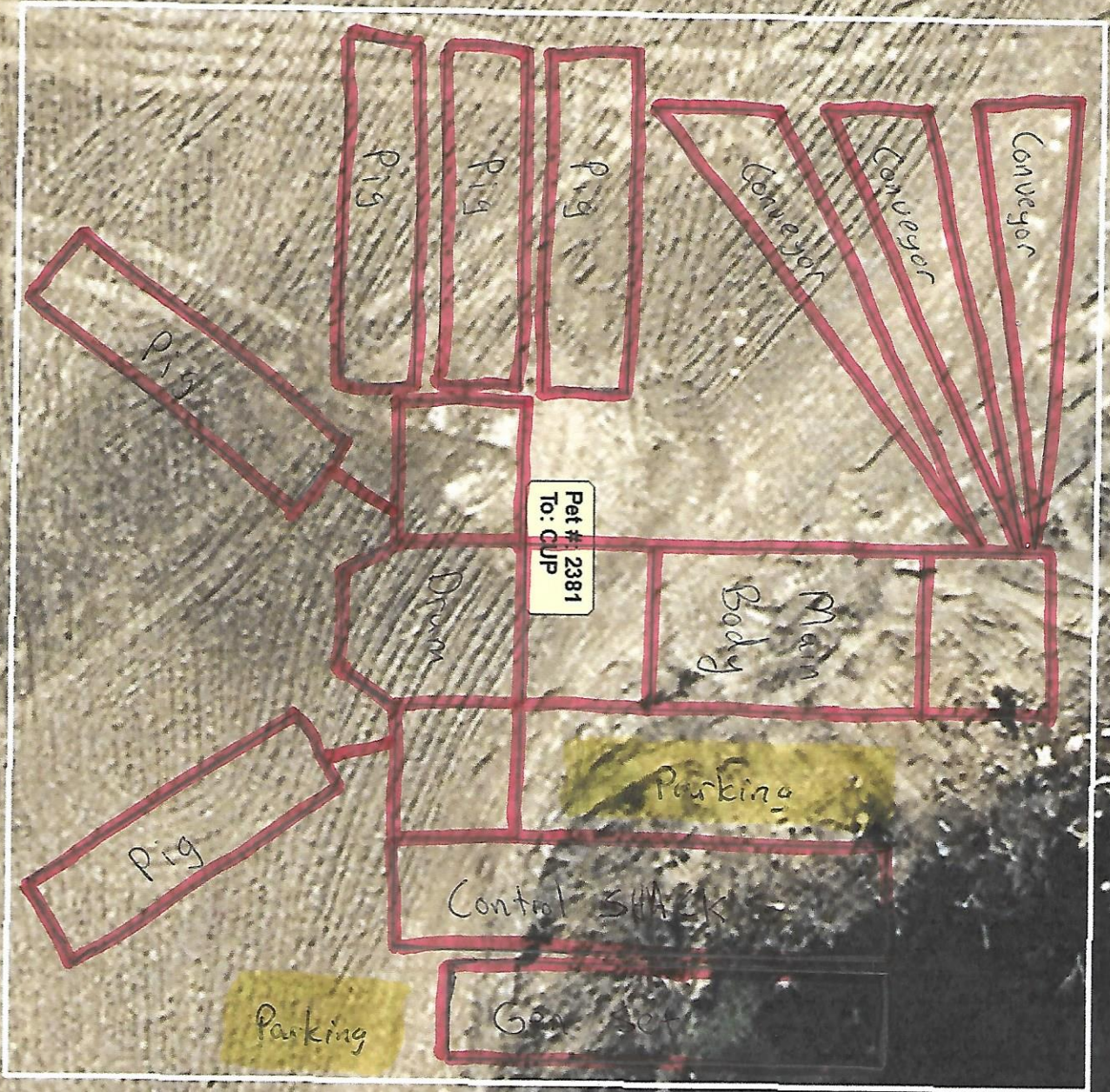
Pursuant to our General Permit #WI-0046507-4 this correspondence will serve as notification that our Concrete Plant #12 is relocated to 2488 Koshonong Rd, Stoughton, WI.

Please feel free to contact me with any questions.

A handwritten signature in blue ink that reads "Kari Erdman".

Kari Erdman
Trierweiler Construction & Supply Co., Inc.
Office: 715-387-8451
Email: kari@trierweilerco.com





Pigs Onsite when plant is operating only; varies from 1 to 5