

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/02/2018	DCPCUP-2018-02416
Public Hearing Date	
05/22/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MILLS STREET PARTNERS LLP	Phone with Area Code	AGENT NAME ZIGNEGO READY MIX	Phone with Area Code (262) 542-0333
BILLING ADDRESS (Number, Street) 7641 SCHALLER RD		ADDRESS (Number, Street) W226 N2940 DUPLAINVILLE RD.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waukesha, WI 53186	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
5336 Felland					
TOWNSHIP BURKE	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-234-8500-0		---		---	

CUP DESCRIPTION
Concrete batch plant

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.12(3)(a)	39.6

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials	SIGNATURE (Owner or Agent)
	DJE1	X
		PRINT NAME: X Scott Zignego
		DATE: X 3/2/18



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 Zignego Ready Mix Agent _____
 Address W226 N2940 DuPlainville Rd Address _____
 Phone Waukesha, WI 53186 Phone _____
262-542-0333 x8135 Phone _____
 Email scott@zignego.com Email _____

Parcel numbers affected: 0810-234-8500-0 Town: 8 Section: 23
 Property Address: 5356 Felland Road

Existing/ Proposed Zoning District : A-1 READY MIX CONCRETE PLANT

o Type of Activity proposed:

CUP # 2414

- 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: Scott Zignego

Date: 2-22-18



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531

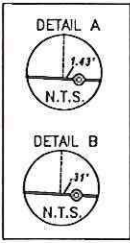
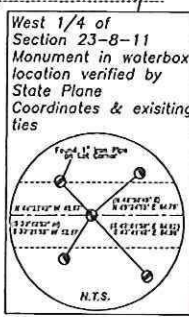
2-23-2018

Per Title Commitment Description:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4, NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, TO WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 01° 11' 22" EAST ALONG THE CENTERLINE OF FELLAND ROAD, 577.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 11' 22" EAST ALONG SAID CENTERLINE OF FELLAND ROAD, 1364.44 FEET; THENCE SOUTH 88° 40' 38" EAST, 250.00 FEET; THENCE NORTH 01° 11' 22" EAST, 110.00 FEET; THENCE NORTH 88° 40' 38" WEST, 250.00 FEET TO SAID CENTERLINE OF FELLAND ROAD; THENCE NORTH 01° 11' 22" EAST ALONG SAID CENTERLINE OF FELLAND ROAD, 594.30 FEET TO THE CENTERLINE OF NELSON ROAD; THENCE NORTH 89° 20' 22" EAST ALONG SAID CENTERLINE OF FELLAND ROAD, 1551.87 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 32° 39' 22" WEST ALONG SAID RIGHT OF WAY LINE, 1788.36 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 1323.40 FEET AND A CHORD WHICH BEARS SOUTH 34° 06' 22" WEST, 669.25 FEET; THENCE SOUTH 35° 33' 22" WEST ALONG SAID RIGHT OF WAY LINE, 44.41 FEET; THENCE NORTH 87° 27' 08" WEST, 229.10 FEET TO THE POINT OF BEGINNING.



GROSS SQ. FT. = 1,843,757
GROSS ACRES = 42.3
NET SQ. FT. = 1,728,575
NET ACRES = 39.6



- Legend:
- = Fiber Optics Line
- ⊙ = Found 1" Iron Pipe
- ⊙ = Found Witness Cap
- ⊙ = Found 1 1/4" Iron Pipe
- ⊙ = Found 1 1/4" Iron Bar
- = 1"x24" Iron pipe set min.wt.=1.13#/in.ft.
- ⊙ = Section Corner
- Δ = Set Mag Nail
- () = Recorded as data



Notes:
This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows no visible, above-ground improvements only. No guarantee is made for below-ground structures.

Dated: February 7, 2018
Surveyed: T.A.S.
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book: 369/5
Comp. File: J:\2017\CARLSON
Office Map No. 171259

Bearings referenced to the West line of Lot also known as the Centerline of Felland Road, plotted bearing N 01°35'14" E

PLAN OF OPERATION
FOR
ZIGNEGO READY MIX, INC.
Burke, WI

The products produced at this site will have an important economic impact both on the immediate area and surrounding communities because such materials are vital for both public and private improvements. Furthermore, ready mixed concrete is a perishable product, and as such close proximity to the jobsite is necessary. Additionally, transportation costs for such materials increase dramatically for each mile of travel from the manufacturing location to the consumer. The need for these basic construction materials at reasonable prices and without significant additional transportation costs serves an essential role in the economy. ZRM's proposed location in the Town of Burke would consist of one parcel encompassing 42.28 acres of land. Concrete operations would occur on the North-Eastern most corner of the property encompassing approximately 12 of the 42 acres.

Currently the site is zoned A-1 and ready mixed concrete plants are an allowable conditional use under current zoning. The property directly adjoins an existing ready mix concrete plant and one residence. Across Nelson Road to the North of the property is a commercial development and a landfill. North-east of the property is an asphalt plant. East of the property, across the railroad tracks, is the Town of Burke town hall and park.

Entrance to and exit from the site would be off of Nelson Road. All interior roads and storage areas will be paved. To minimize dust as much as possible, all interior roads will be swept and/or watered as necessary.

The production plant will have a maximum height of 100'. Screening evergreens along with hardwoods will be planted along the railroad track to maximize the aesthetic look of the eastern border of the property. Additional evergreens will be planted along the western boundary of the area of use for the benefit of the aesthetic look on the western border of the area. The natural topography of the land on the northern edge of the area of use is approximately 20' higher than the base of the proposed plant.

Additional details are outlined as follows:

1. Proposed Activities

- (a) ZRM will perform the following activities on site:

- (1) Transfer and storage of raw materials in the form of cement and various types of sand and stone.
- (2) Manufacture and loading of ready mixed concrete.
- (3) Office and maintenance functions for coordinating and implementing concrete operations.
- (4) Selling and distributing manufactured materials.
- (5) Refueling of equipment.

All concrete mixing and cement storage will be done indoors. Storage and transferring of sand and stone and refueling of equipment will occur outdoors. The site map attached shows the locations of all on-site activities, both indoor and outdoor.

2. Hours of Operation.

- (a) The typical hours of operation for concrete production will be from 6:00 am to 8:00 p.m. Monday through Friday, and 6:00 a.m. to 2:00 p.m. on Saturday. Occasional operations during evening and night hours, during the week and on weekends are necessary to meet contractual obligations. Concrete operations are weather dependent, and as such, the hours of operation and production in the winter months are significantly reduced.

3. Number of Employees

- (a) The proposed plant is estimated to initially employ up to 15 employees. If demand increases, the site could utilize approximately 40 employees.

4. Anticipated Customers

- (a) Anticipated customers include private, commercial, and municipal users of ready mixed concrete.

5. Outdoor Operations

- (a) Aggregate storage used for the production of concrete would be outdoors. Storage will be maintained so as to minimize negative aesthetic, noise and dust impacts.
- (b) The parking of delivery vehicles would be outdoors as well.

- (c) An area would be dedicated for storage of excess concrete. This area again will be maintained so as to minimize negative aesthetic, noise and dust impacts.
- (d) Transfer and handling of mix materials, loading of concrete trucks, and fueling the same.
- (e) Outdoor loudspeakers will not be utilized in the operation.
- (f) Outdoor lighting will be employed and will be utilized in a way that minimizes impacts to adjacent properties.

6. Proposed Signs

- (a) Proposed signage would include a roadside sign as well as “No Trespassing” signs placed along the perimeter of the property, in accordance with all applicable permits and regulations.

7. Trash Removal

- (a) Trash removal will be provided by a local hauler under contracted services.

Six Standards of a Conditional Use Permit

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 concrete batch plant will be setup and operated to impact the public health, safety and welfare as little as possible. The proposed plant will utilize the north-eastern most portion of the property, furthest from any residential zoned lands allowing a significant buffer zone between our operation and nearby residential property. The entire concrete batching process will take place inside a fully enclosed building with dust collection equipment to reduce impact to the community. All trucking in and out of the site will take place on Nelson Road which is currently a trucking route for nearby businesses. The majority of the trucking will utilize Nelson Road to Hwy. 151 to eliminate disturbances to the surrounding residents. The plant will also be positioned behind a screening berm to the north to screen the operation from view on Nelson Road. Addition screening in the form of planted trees will be installed along the railroad tracks as well as portions of the western limits of the acreage that will be utilized.

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 placement of the plant on the north-eastern most corner of the property keeps it furthest from residents as possible. Keeping the plant behind landscape screening also hides the plant from view making it less noticeable to all neighbors. Lastly doing most of the trucking out Nelson Road to Hwy. 151 reduces extra traffic on local roads.

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.*

Site layout and building enclosures will ensure that this CUP will not impede the normal and orderly development and improvement of surrounding properties. Ready mixed concrete operations are an allowed conditional use for the subject property. Furthermore, there are currently several heavy industrial/trucking businesses in the immediate surrounding area. This parcel also adjoins an operational ready-mix plant. These businesses are a similar type of use as a concrete plant. The site is identified in the Dane County Comprehensive Plan to be utilized as medium density residential, however the site is outside the service limit for sewer and water; likely making medium density residential not possible. Given the existing uses of surrounding properties, a ready mix concrete plant may be more appropriate than residential. Keeping the plant behind landscape screening and utilizing trucking routes ensures neighbors will not be impeded.

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

Adequate utilities will be installed to service a concrete batch plant. A new well and septic system will be installed to service the site. A new driveway will be installed and paved to reduce dust and contamination to local roads. The site will also be graded to contain all water/drainage on site. Any and all storm water permits and improvements that are required by the Town, County, and State will be applied for and installed as required.

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.*

Ingress and egress will take place by a bi-directional driveway installed on the northeastern portion of the property. The paved driveway will allow trucks easy access in and out of the site to avoid congestion on the public streets. Allowing trucks enough room in the driveway to safely and quickly exit public roadway will ensure that congestion does not take place.

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

This conditional use will conform to any and all applicable regulations including but not limited to Chapter 10; section 10.126 of the Dane County Zoning Ordinance, Section 10.12(3)(d) of the Dane County Code of Ordinances, WI Stats 60.72, Wisconsin Administration Code NR 144.43 and 144.44 of the DNR Standards for Particulate Emissions, Storm water and Erosion Control requirements of Chapter 14 of the Dane County Code of Ordinances.



ZIGNEGO READY MIX, INC.

W226 N2940 Duplainville Road
Waukesha, WI 53186-1073

Phone: (262) 542-0333

Fax: (262) 542-3965

www.zignego.com

March 1, 2018

Mr. Dan Everson
Zoning Division
210 Martin Luther King Jr. Blvd Room 116
Madison, WI 53703

Dear Mr. Everson:

This letter is to inform you of the Zignego Ready Mix proposal to construct and operate a ready mixed concrete plant on the property at current address 5356 Felland Rd, parcel number 0810-234-8500-0, in the Town of Burke, Dane County, Wisconsin.

Enclosed with this letter, please find a conditional use permit application, drawings and supporting information for review.

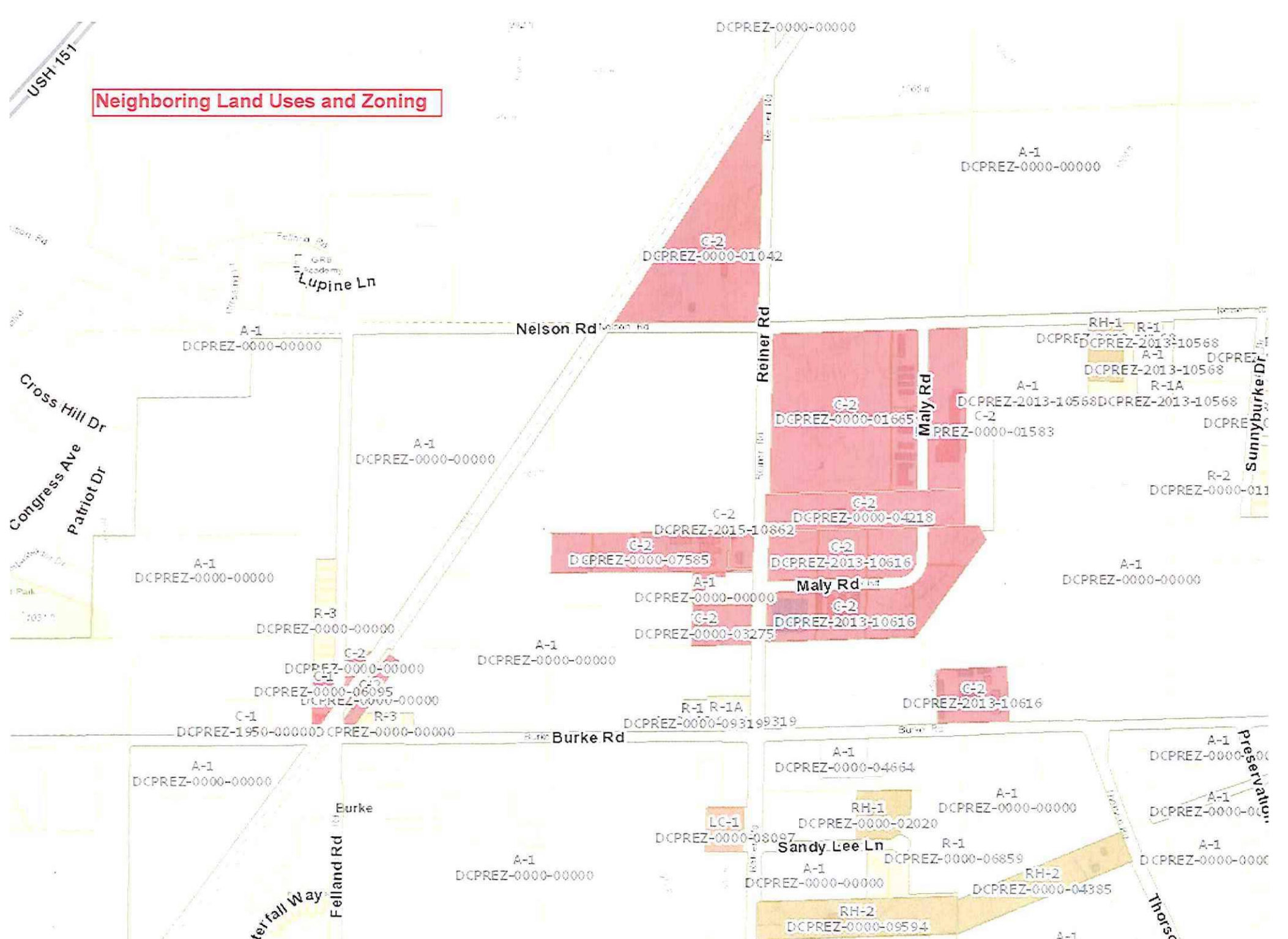
This CUP application is being simultaneously submitted to the Town of Burke.

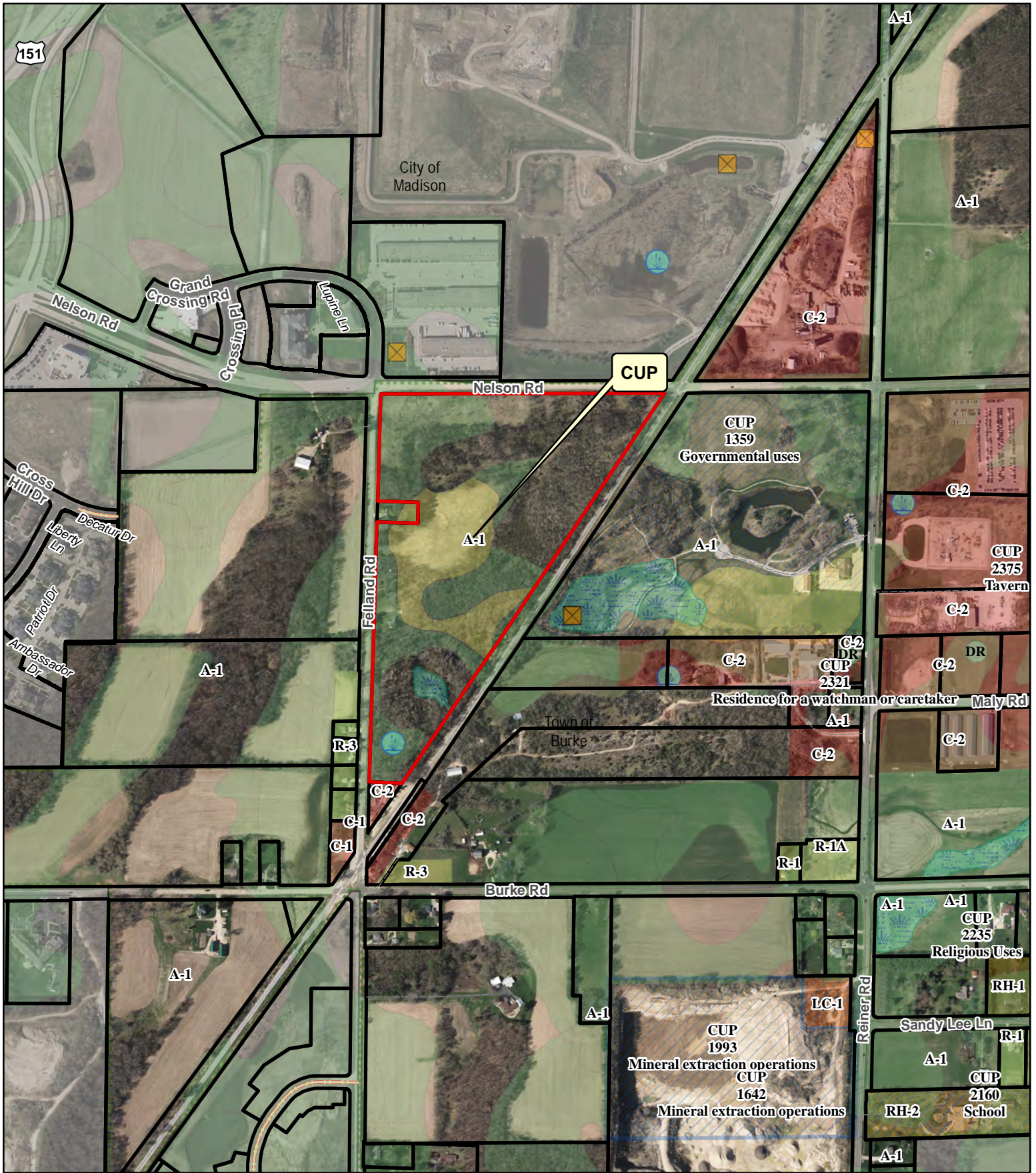
Sincerely,

Scott Zignego
Zignego Ready Mix





USH 151

Neighboring Land Uses and Zoning





Legend

-  Wetland
-  Floodplain
- Significant Soils Class**
-  Class 1
-  Class 2



0 235 470 940 Feet

**CUP 02416
MILLS STREET
PARTNERS LLP**