

NOTICE OF PUBLIC HEARING
BY THE DANE COUNTY
ZONING AND NATURAL RESOURCES COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 201 of the City-County Building, Madison, Wisconsin on Tuesday, May 11, 1993 at 6:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

10. CONDITIONAL USE PERMIT #1059 by Yahara Materials, Inc. to allow concrete batch plant for highway project on property located East of 4343 CTH AB in part of the NE 1/4 Section 14, Town of Blooming Grove.

EFF 5/11/93

Published: Wisconsin State Journal
April 27 and May 4, 1993

ZONING AND NATURAL RESOURCES COMMITTEE
Lyman L. Anderson, Chairman

READY MIX C.V.P. DEED.

A PARCEL OF LAND LOCATED IN THE NE¹/₄ OF SECTION 14, T7N R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN TO-WIT;

COMMENCING AT THE SE¹/₄ ^{COR} OF THE NE¹/₄ ^{SW¹/₄ OF THE} OF SAID SECTION 14; THENCE WEST 1072 Feet TO A POINT 248 FEET FROM THE SW CORNER OF SAID SW¹/₄ OF THE NE¹/₄; THENCE NORTH 1750 FEET TO THE SOUTHERLY RIGHT OF WAY OF COUNTY HIGHWAY "A13"; THENCE EASTERLY ALONG SAID RIGHT OF WAY 1640 FEET; THENCE SOUTH 929.0 FEET; THENCE S 32° E, 972.0 FEET TO THE POINT OF BEGINNING.

March 15, 1993

Ronald E. Williams

C.

C.U.P. #1059:

Part of the NE 1/4 Section 14, Town of Blooming Grove described as follows:
Commencing at the SE 1/4 corner of the SW 1/4 NE 1/4 of said Section 14; thence
West 1072 feet to a point 248 feet from the Southwest corner of said SW 1/4 NE
1/4; thence North 1750 feet to the Southerly right-of-way of GTH AB; thence
Easterly along said right-of-way 1640 feet; thence South 979.0 feet; thence S
32° East, 972.0 feet to the point of beginning.

WEST.

EFFECTIVE DATE:

5/11/93

mapped

Dane County Agriculture, Environment & Land Records Committee

DANE COUNTY APPLICATION FOR CONDITIONAL USE PERMIT Item No.: 10.

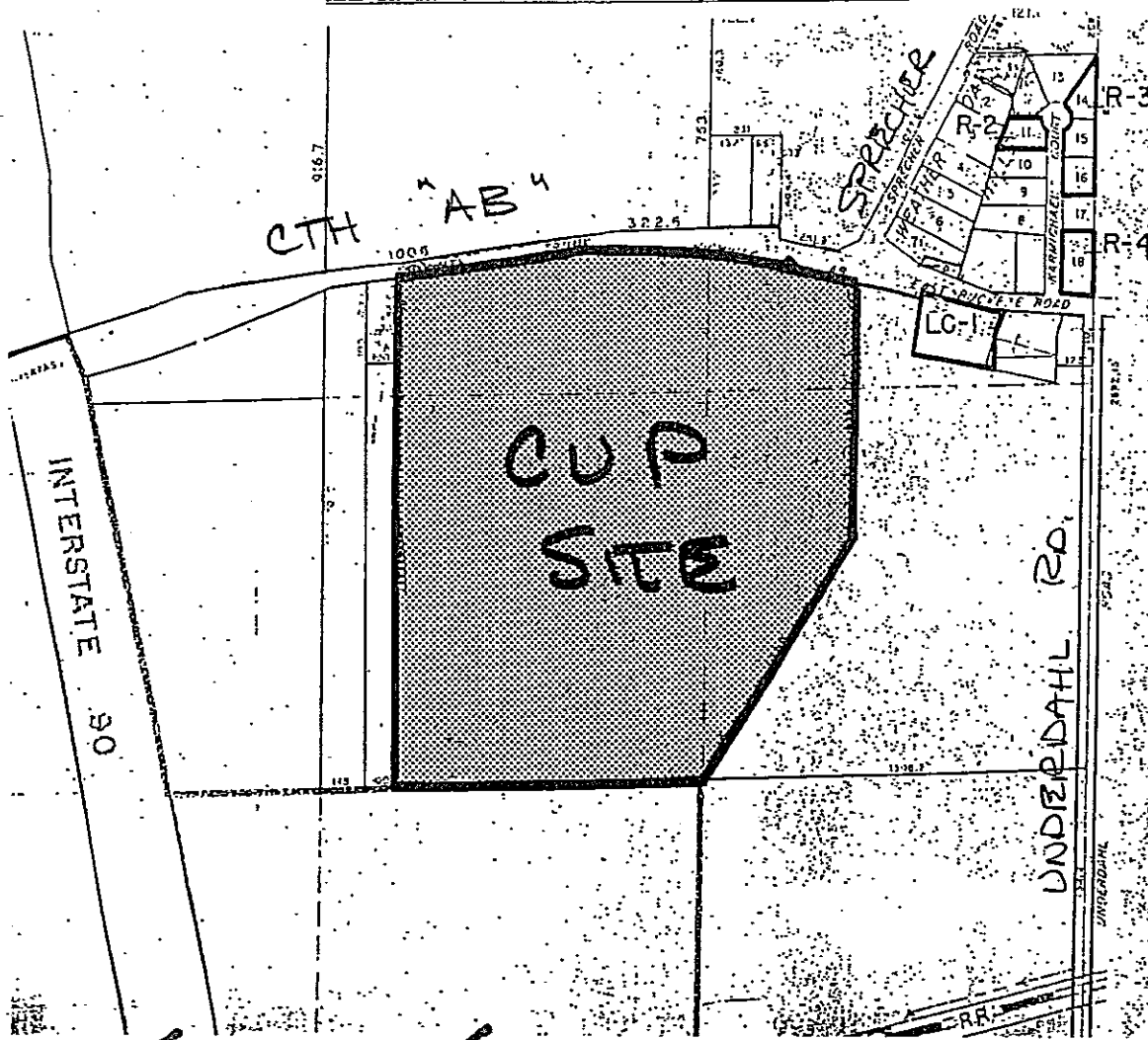
C.U.P. # 1059

By: Yahara Materials, Inc.

Location: East of 4343 CTH AB Section 14, NE Town Blooming Grove Area:
60.0 more or less Acres

Proposed use: Concrete batch plant for highway project.

MAP: PROPOSED AREA IS SHADED - ALL UNDESIGNATED AREAS
ARE IN THE A-1 AGRICULTURAL EXCLUSIVE DISTRICT.



TOWN BOARD: Deny Approve SUBJECT TO: Condition or Restriction Amend Zoning from _____ to _____

Z.N.R. Committee Recommendation by vote of _____ to _____

Deny Approve Amend As specified by town Zoning from _____ to _____ To include condition or restriction

DATE OF ACTION _____

IN FAVOR: P. Stiennon
OPPOSED: None
STAFF: EHD, RPC, CO HWY
TOWN: Approved

10. CONDITIONAL USE PERMIT #1059 by Yahara Materials, Inc. to allow concrete batch plant for highway project on property located East of 4343 GTH AB in part of the NE 1/4 Section 14, Town of Blooming Grove.

IN FAVOR: Larry Berkalow
OPPOSED: None
STAFF: EHD, RPC, CO HWY
TOWN: Approved subject to the following condition;

1- The Town Board shall review the operation on an annual basis

MOTION by Hellenbrand/Sara to impose the condition requested by the Town; carried 7-0.

MOTION by Hellenbrand/Sara to find that the standards are met and to grant the permit; carried 7-0.

11. CONDITIONAL USE PERMIT #1060 by Yahara Materials, Inc., agent for Philip Schadler to allow mineral extraction - governmental use on property located West of 6104 STH 78 in part of the SE 1/4 NE 1/4 Section 10, Town of Mazomanie.

IN FAVOR: L. Berkalow
OPPOSED: None
STAFF: EHD, RPC
TOWN: No communication

12. PETITION #5620 by Carol J. Dahmen to change the zoning from A-1 Exclusive Agriculture to R-4 Residential and RH-4 Rural Homes on property located North of 5429 Colonial Crest Drive in part of the N 1/2 SW 1/4 Section 10, Town of Westport.

IN FAVOR: C. Dahmen
OPPOSED: None
STAFF: EHD, RPC
TOWN: Approved

13. PETITION #5621 by James Bricker, AICP hereby petitions the Dane County Board of Supervisors to amend the zoning district maps of the Town of Windsor to implement the Town Land use Plan and to change the zoning classification of all of the lands in the A-1 Agriculture District (Section 10.12) that are not within nor contiguous to Urban Service Areas to the A-1 Agriculture (Exclusive) District (Section 10.123); and to change the zoning classification of all of the lands in the A-1 Agriculture District (Section 10.12) that are within and or are contiguous to Urban Service Areas to the A-3 Agriculture District. Specific maps may be viewed in the Dane County Zoning Office - Room #116, City-County Building, - 8:45 A.M. thru 4:30 P.M. / Mon. - Fri.

IN FAVOR: Allen Harvey Chairman Town of Windsor, Morris Cooper, Bill Lehman, Arthur Anholt, Bob Wipperfurth, Betsy Schulte, Ron Lovick, Junior Manthe, Gary Pahlman, Karen Womack, Jim Belda.
OPPOSED: None
STAFF: EHD, RPC
TOWN: Approved.

TOWN OF BLOOMING GROVE

TELEPHONE 249-2194

3325 THURBER AVENUE - MADISON, WISCONSIN 53714

May 23, 1993

Mr. Bill Fleck
Dane County Zoning
Madison, WI 53709

Dear Mr. Fleck:

In regard to the conditional use permit for the concrete batch plant at the Yahara Materials Gravel pit, the town wishes to have an annual review (in January) of the operation of the concrete batch plant. Items for review are:

Traffic patterns and amount of traffic generated by the plant.

Conditions of the entry into the pit, including amount of dust caused by extra traffic.

Time of operation--daily hours and also length of time (weeks, months, etc) that pit is used for batch plant.

Complaints of nearby residents.

Sincerely,



Patricia Ampe, Chair

WHEREAS, the Town Board of the Town of BLOOMING GROVE
having considered said Conditional Use Permit, be it therefore resolved that
said permit is hereby (Approved/Disapproved).

Subject to the following conditions:

(Cross out or write "none" if not pertinent)

APPROVED WITH CONDITION THAT IT BE
REVIEWED ANNUALLY BY THE TOWN OF
BLOOMING GROVE

(Use reverse side if necessary)

(I, BARBARA Moody, as Town Clerk of the Town of
BLOOMING GROVE, County of Dane, hereby certify that the
above resolution was adopted in a lawful meeting of the Town Board
on April 12, 1993.

Barbara H. Moody

Town Clerk

DATED: 5/11, 1993.

COMPOSIT REPORT

APPLICATION # CUP 1059

TOWN BOARD COMMENT:

STAFF COMMENTS

REGIONAL PLANNING COMMISSION (RPC)

CUP 1059. This is an existing mineral extraction site where a concrete batch plant is proposed for a public highway project.

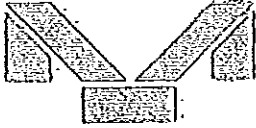
There are two houses at the northwest corner of the site, a house directly north across Highway AB, and houses on virtually all of the lots in the subdivision at the Sprecher-AB intersection to the northeast. In addition, there is a residential subdivision to the northwest within the City of Madison (and central urban service area) currently under construction. However, no houses have yet been constructed.

With a limit to highway projects for the 1993 construction season only, this may be workable. The area is subject to urbanization, primarily residential; therefore, there should be no longer term commitments for a concrete plant facility.

ENVIRONMENTAL HEALTH DEPT. (EHD)

CO. HIGHWAY DEPT.

OTHER



YAHARA MATERIALS, INC.

6117 C.T.H. "K"/ROUTE 1

WAUNAKEE, WISCONSIN 53597

PHONE 608-849-4162 --- FAX 849-5062

AN EQUAL OPPORTUNITY EMPLOYER

March 17, 1993

Dane County Land Regulation & Records
Room 116, City-County Building
Madison, WI 53709

TO WHOM IT MAY CONCERN:

Yahara Materials, Inc., 6117 CTH "K", Waunakee, WI 53597 is requesting a Conditional Use permit for the erection and operation of a portable ready mix batch plant.

The location of this plant would be at our existing quarry located in the W $\frac{1}{2}$ of NE $\frac{1}{4}$, Sec.14, T7N-R10E, Blooming Grove Township, Dane County, WI.

The Batch plant would be used to furnish concrete for public roads mainly curb and gutter construction. This would be on a continuing basis for a as needed situation according to projects being done in the area.

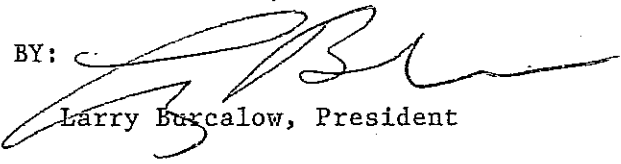
By using a portable batch plant, the plant can be moved to the proximity of the jobs. This puts the plant at the aggregate source which eliminates the trucking of the aggregates. It also allows for the efficient use of concrete trucks whereby a few trucks can haul the concrete to the job site that would otherwise require a great many trucks hauling longer distances thereby eliminating the truck traffic and conserving fuel.

This plant can be moved in a very short time and we anticipate requesting Conditional Use permits for some of our other strategically located quarries as work and jobs develop.

Sincerely,

Yahara Materials, Inc.

BY:


Larry Burcalow, President

LB:lb

Yahara Materials Inc Requests

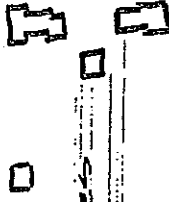
9 decision on this on the May-11-1993 - Meeting

Roger Lee

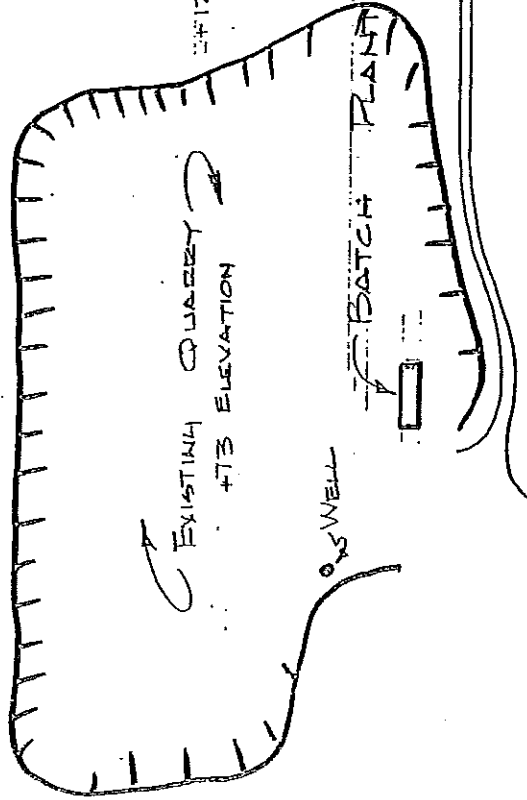
LARRY BURCALOW
CITY OF MADISON

YAHABA MATERIALS INC.

W. J. FOEBS



PROPERTY LINE



EXISTING ELEVATION

EXISTING QUARRY
+13 ELEVATION

WELL

BATCH PLANT

EXISTING DRIVE



NORTH
SCALE 1" = 200'

HOVDE REALTY
CITY OF MADISON

BUCKEYE ROAD

MARCH 1993

SITE PLAN FOR
PORTABLE CONCRETE BATCH PLANT
FOR
YAHABA MATERIALS INCORPORATED
GILTY TRK - WAUNAKEE, WI.

BUCKEYE QUARRY

W 1/4 SECTION 14 T 7 N R 10 E
BLOOMING GROVE TWP - DANE CO. WI.

YAHABA MATERIALS INC