

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/27/2019	DCPCUP-2019-02492
Public Hearing Date	
03/24/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DOWNING 3094 CR MN LLC	Phone with Area Code	AGENT NAME ROCK ROAD COMPANIES, INC	Phone with Area Code (608) 752-8944
BILLING ADDRESS (Number, Street) 3115 COUNTY HIGHWAY MN		ADDRESS (Number, Street) PO BOX 1818	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) JANESVILLE, WI 53547	
E-MAIL ADDRESS PAULADOWNING@YAHOO.COM		E-MAIL ADDRESS RSPIES@ROCKROADS.COM	

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
SOUTHEAST QUADRANT OF I-39 AND COUNTY HIGHWAY AB INTERSECTION		
TOWNSHIP PLEASANT SPRINGS	SECTION 6	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0611-062-8500-0	---	---

CUP DESCRIPTION

CONCRETE BATCH PLANT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.222(3)(d)	5
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials HJH3	SIGNATURE: (Owner or Agent)  PRINT NAME: Gus Small DATE: 12/27/2019
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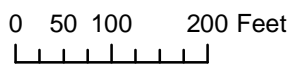


Na

Legend

Significant Soils

- Class 1
- Class 2



CUP 02492
DOWNING 3094 CR MN
LLC



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

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 8 standards of a Conditional Use

Owner	<u>Downing 3094 CR MN LLC</u>	Agent	<u>Rock Road Companies, Inc.</u>
Address	<u>3115 CTY MN</u>	Address	<u>PO Box 1818</u>
Phone	<u>McFarland, WI 53558</u> <u>(608) 279-6040</u>	Phone	<u>Janesville, WI 53547</u> <u>(608) 752-8944</u>
Email	<u>pauladowning@yahoo.com</u>	Email	<u>rspies@rockroads.com</u>

Parcel numbers affected: 046-0611-062-8500-0 Town: Pleasant Springs Section: 6
Property Address: 3094 CTY MN

Existing/ Proposed Zoning District : Existing: FP-35, Proposed: FP-35

Separate checklist for mineral extraction or cell tower uses must be completed.

- 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 Eight Standards of CUP (see page 2)

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 behalf of the owner of the property

Submitted By: [Signature]

Date: 12-20-19

Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight 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.
This site will be used for a temporary ready mix concrete plant operations for DOT project # 1007-12-74, (STH AB to USH 12&18). The site will be graded flat in order for a concrete plant to be staged on the property. A concrete batch plant would not add any additional noise, truck traffic, or nuisances since the only access to the property will be IH/39. There already is significant noise and truck traffic since the property borders the interstate. There will be no public health, safety, comfort or general welfare concerns that don't already exist. This site will improve the safety of traveling public by eliminating the need to use township roads.
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 uses, values, and enjoyment of the surrounding properties will continue to be maintained and not substantially impaired or diminished by transforming it into a temporary ready mix concrete batch plant site. There already is significant noise and truck traffic since the property borders the interstate. Rock Road Companies, Inc. will adhere to the Erosion Control Implementation Plan standards that address air and water quality as well as erosion control measures.
3. 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 use of a ready mix concrete batch plant does not establish any permanent structures or improvements. Once the ready mix concrete batch plant is no longer needed the site will be returned to agricultural purposes. A ready mix concrete batch plant would not add any additional noise, truck traffic, or nuisances since the only access to the property will be IH/39.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
The ready mix concrete batch plant does not have any public utility requirements. There will be a private access driveway established and maintained by Rock Road Companies, Inc. from IH/39 and USH AB to proposed site. On-site drainage will be managed through Best Management Practices outlined in our Erosion Control Implementation Plan and approved by WisDot, Dane County Planning, and Department of Natural Resources. There will be minimum excavation for preparation of the batch plant, the entire area will be internally drained.
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 private access driveway connecting from proposed site to IH 39 will eliminate the need for any travel on township roads to or from this site. This will improve the safety and congestion of the public streets for completion of this project.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
Physical improvements and grading necessary for preparation of the concrete batch plant have been designed to comply with the standards of the FP-35 zoning district.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
The future use of the "Subject Property" will be agricultural. The adjoining parcels are used for agricultural purposes and this Conditional Use Permit doesn't negatively affect their operations or the future agricultural operations on "Subject Property."
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)
Farmland Preservation Districts- (10.220, a, 1-5)
1. Read-Mix Plants are an allowable use in this district.
2. This location is reasonable and appropriate since the property is adjoining to the WisDot Highway Project.
3. There will be no conversion of land, the entire "Subject Property" will go back to agriculture after the CUP expires.
4. The proposed use doesn't impair or limit agricultural use on either surrounding properties or the "Subject Property."
5. The land will be restored back to productive farmland after the proposed use has expired.

Temporary Concrete Batch Plant CUP Application





ROCK ROAD COMPANIES, INC.
SINCE 1913

301 W B-R Townline Rd | PO Box 1818
Janesville, WI 53547-1818
P 608.752.8944 | F 608.365.8146
www.rockroads.com

December 19, 2019

Dane County Planning and Development
City-County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

Attn: Dan Everson, Zoning Inspector

**RE: Conditional Use Permit Application for a Temporary Concrete Plant Site
Temporary Concrete Plant Site to complete WisDot Project# 1007-12-74, I-90/I-39), CTH AB to
USH 12/18 Interchange, (NB/SB) and other USH 12/18 Interchange Projects**

Dan:

Rock Road Companies, Inc. would like to place a temporary concrete plant on Parcel# 046-0611-062-8500-0, 3094 CTH MN, McFarland, WI Dane County, to complete WisDot Project# 1007-12-74. In doing so, we realize we need to apply for a Conditional Use Permit for a portion of these parcels.

The site is currently made up of farm fields, approximately 19.74 acres. The property is currently zoned FP-35. For us to place a temporary concrete plant on this site, we need a conditional use permit for this temporary use. The current zoning of FP-35 allows for a conditional use permit for Ready Mix Concrete Plants. This conditional use permit will be reviewed by the Town of Pleasant Springs on January 8, 2020. When and if the Town of Pleasant Springs approves this CUP with conditions, we will forward the approval to Dane County.

Rock Road Companies, Inc. will be using the site for the placement of a temporary ready-mix concrete plant for WisDot Project#1007-12-74, IH 39/90 (STH AB to USH 12 & 18 Interchange). The site will have an approved Erosion Control Implementation Plan that will be approved by WisDot, AECOM, and WI DNR. The site will continue to operate under this ECIP until all WisDot Projects have been completed. We received confirmation from Jason Tuggle, Dane County Urban Erosion Control Analyst, that this site will be covered under Trans 401 under the direction of the Department of Transportation. As long as the site is covered under Trans 401, no permits (Shoreland or Stormwater Management) will be required from Dane County.

We would propose to operate under this ECIP with the addition of the portable concrete plant and any conditions required under an approved conditional use permit provided by Dane County Planning. Based on the completion date for WisDot Project# 1007-12-74, we would need the conditional use permit for the temporary concrete plant until December 31, 2021.

We have included with this application letter the required Dane County Planning and Development Conditional Use Application Form, Erosion Control Plan (2017), Site Map/Wetland Map, Neighbors within 1,000 feet, Proposed Temporary Concrete Plant Operation Layout, Description of all Components of the Concrete Plant Operation, Zoning District Information, and Pictures of Proposed Access Road/driveway from property to IH 39/90.

The site will be used for the construction/expansion of IH 39/90. It makes good economic sense to use the site for the temporary concrete batch plant site since the site is located adjacent to this large expansion project. There are no township roads being used and truck traffic has a direct path to the project rather than passing through towns and cities. This site enhances the safety on the project by reducing the number of trucks traveling on the road and eliminating the need of having large trucks traveling long distances to provide cement for this project. The long-range plan for this parcel would be to continue to use it for agricultural purposes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Spies', written over a horizontal line.

Ryan Spies, Safety/Environmental Manager
Rock Road Companies, Inc.



ROCK ROAD COMPANIES, INC.
SINCE 1913

301 W B-R Townline Rd | PO Box 1818
Janesville, WI 53547-1818
P 608.752.8944 | F 608.365.8146
www.rockroads.com

PROJECT DESCRIPTION NARRATIVE

- **General description of operation:**
 - Concrete Batch Plant: Approximately 68,000 Square Yards of concrete batch is required per Wisconsin Department of Transportation, Project#1007-12-74, IH 39/90, Dane County, CTH AB to STH 18 & 12 Interchange. Access to IH 39/90 from proposed site will be direct from ROW of IH 39/90 and CTY AB.
- **Existing use of the proposed property:**
 - Land is currently being farmed. After the Project#1007-12-74, the proposed property will be returned to an agricultural use.
- **Existing natural features of the land including depth to groundwater:**
 - Proposed land consists of a flat agricultural field with an elevation of 871' to 858' across this entire field. Groundwater is estimated to be approximately at elevation 835'-825'.
- **Proposed dates to begin operation of the batch plant (based on proposed Wis DOT construction schedule):**
 - Concrete Batch Plant will begin operation around May 1, 2020 and complete around November 15, 2021. The Concrete Batch Plant will be removed before December 31, 2021.

- **Hours of operation (based on Wis DOT construction schedule):**
 - Concrete Batching- Day and/or night as required to meet Wis DOT contract requirements Monday-Saturday, occasional Sunday. The majority of the batching (95%) will be conducted during the day.
- **Haul routes and traffic flow:**
 - Cement import and export-all access to and from the property will be via IH 39/90 and STH AB, no Town of Pleasant Springs haul roads will be used to access this site.
- **Equipment use:**
 - Concrete Batching-batch plant, wheel loaders, bins & conveyors, quad axle dump trucks, tractor trailer combinations (cement and fly ash import)
- **Site storage:**
 - Aggregate Stockpiles- Washed Sand, 3/4" Stone, and 1 1/2" Stone
 - No bulk fuel storage
 - Concrete, fly ash, generator
- **Temporary structures:**
 - No permanent structures.
 - Concrete Batch Plant, Control Trailer, Generator, Concrete and Fly Ash Portable Containments (see drawing)
- **Erosion control measures:**
 - Wis DOT, Wisconsin DNR, and AECOM selected site storm water management plan and erosion control implementation plan (TRANS 401) to be designed, approved, and implemented including tracking pads, screening topsoil berm, silt fence, and straw/hay bales. Water and/or calcium chloride will be used for dust control.

- **Post project land use:**
 - Proposed site will return to agricultural use.
- **Conditional Use Permit Exhibits**
 - Erosion Control Plan
 - Site Map
 - Neighbors within 1,000'
 - Concrete Plant Layout
 - Zoning Ordinance



PROPOSED 5 ACRE
CONCRETE PLANT SITE

IH 39/60

CTH AB



DOWNING CONCRETE
PLANT SITE

DANE COUNTY

DATE 12-11-19



