

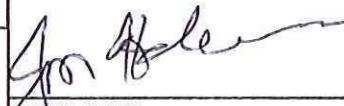
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/20/2016	DCPCUP-2016-02367
Public Hearing Date	C.U.P. Number
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RAMSEY PIT LLC	PHONE (with Area Code) (608) 884-9106	AGENT NAME	PHONE (with Area Code) (608) 884-9106
BILLING ADDRESS (Number & Street) 1400 RAMSEY RD		ADDRESS (Number & Street) 1400 RAMSEY RD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1412 Ramsey Rd.					
TOWNSHIP ALBION	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-061-9001-3					

REASON FOR REZONE			CUP DESCRIPTION	
			CONCRETE BATCH PLANT	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES

C.S.M REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  DJE1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Jan Helverson
				DATE: 10-20-16

APPLICANT TO  
SUBMIT COMPLETE  
LEGAL DESC.  
10/20/16



## 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	John Halverson, Ramsey Pit, LLC	Agent	Marie Venne, P.E. (Endpoint Solutions)
Address	170 US-51; Edgerton, WI 53534	Address	6871 S. Lovers Lane; Franklin, WI 53132
Phone	608-884-9106	Phone	414-858-2104
Email	jhalver@frontier.com	Email	marie@endpointcorporation.com

Parcel numbers affected: 051206190013 & 051206485035 Town: 5N Section: 6

Property Address: 1404 Ramsey Road; Stoughton, WI

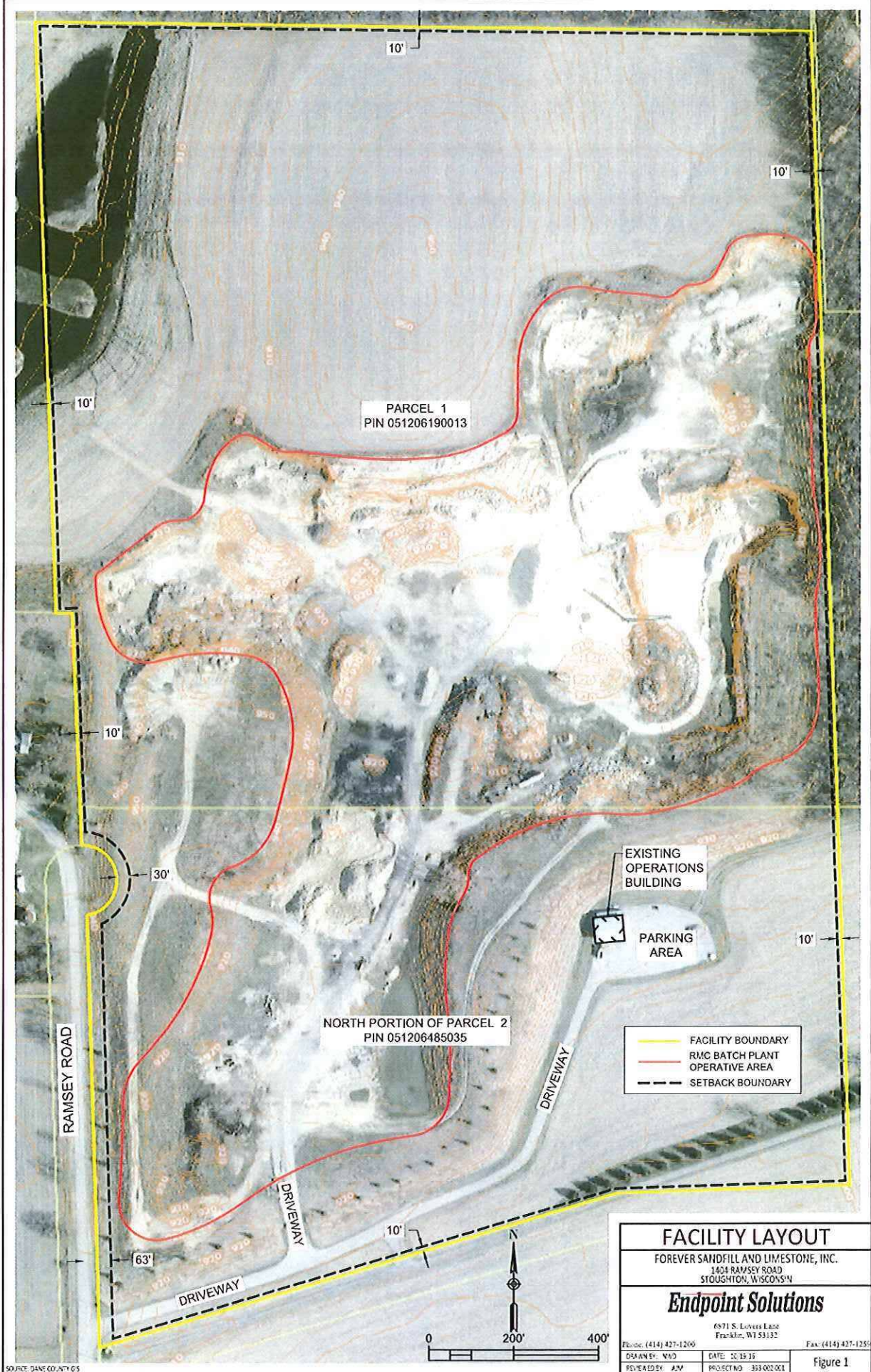
Existing/ Proposed Zoning District : A1(EX) Exclusive Agricultural District

- o Type of Activity proposed: See Narrative
- o Hours of Operation: See Narrative
- o Number of employees: See Narrative
- o Anticipated customers: See Narrative
- o Outside storage: See Narrative
- o Outdoor activities: See Narrative
- o Outdoor lighting: See Narrative
- o Outside loudspeakers: None Proposed
- o Proposed signs: None Proposed
- o Trash removal: See Narrative
- 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: \_\_\_\_\_

Date: 10/19/2016



- FACILITY BOUNDARY
- RMC BATCH PLANT OPERATIVE AREA
- SETBACK BOUNDARY

<b>FACILITY LAYOUT</b>		
FOREVER SANDFILL AND LIMESTONE, INC. 1404 RAMSEY ROAD STOUGHTON, WISCONSIN		
<b>Endpoint Solutions</b>		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200	DATE: 10/19/15	Fax: (414) 427-1254
DRAWN BY: NAD	PROJECT NO: 333-002-001	Figure 1
REVIEWED BY: AM		

# **Endpoint Solutions**

6871 South Lovers Lane  
Franklin, WI 53132  
Telephone: (414) 427-1200  
Fax: (414) 427-1259  
[www.endpointcorporation.com](http://www.endpointcorporation.com)

Mr. Dan Everson  
Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703-3342

October 19, 2016

**Subject: Ramsey Pit, LLC Conditional Use Permit Application**  
1404 Ramsey Road, Stoughton, Wisconsin

Dear Mr. Everson:

Endpoint Solutions Corp. (Endpoint), on behalf of Ramsey Pit, LLC (Ramsey Pit), is submitting the enclosed applications, drawings and supporting information for your review regarding the proposed ready mix concrete (RMC) mixing plant on a portion of the property located at 1404 Ramsey Road, Town of Albion, Dane County, Wisconsin ("the Site").

## **CONTACT INFORMATION**

### **SITE:**

**Parcel 1 PIN -051206190013**

Legal Description - SEC 6-5-12 SW1/4NE1/4 EXC CSM 7917  
Stoughton, WI 53589

**Parcel 2 PIN - 051206485035**

Legal Description - SEC 6-5-12 NW1/4SE1/4 EXC CSM 6248 & CSM 7917 & CSM 8708 (Activities limited to portion north of driveway easement)  
Stoughton, WI 53589

### **ENGINEER/AGENT:**

Endpoint Solutions Corp.  
6871 South Lovers Lane  
Franklin, WI 53132  
Contact: Marie Venné, P.E.  
Phone: 414-858-2104  
Email: Marie@Endpointcorporation.com

### **PROPERTY OWNER:**

Jon Halverson  
Ramsey Pit, LLC  
1404 Ramsey Road  
Stoughton, WI 53589

## **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, dams, and variety of other structures. As the Wisconsin Department of Transportation WDOT 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 Ramsey Pit Site offers an ideal location for the staging of a portable, temporary RMC plant to be used on the I-39/90 and supporting municipal projects. Ramsey Pit is requesting this Conditional Use Permit to operate a temporary RMC plant from January 1, 2017 to December 31, 2022 for projects awarded on the I-39/90 expansion project.

## **SITING**

The Site, consisting of Parcel 051206190013 and the portion of Parcel 051206485035 located north of the existing driveway that splits the parcel, currently operates as a quarry on an as needed basis. Ramsey Pit additionally owns four other neighboring parcels, but these parcels will not be involved in any RMC operations as a part of the Conditional Use Permit Application.

The proposed RMC plant location was identified based upon the proximity to available material storage areas, accessibility to truck traffic, the presence of a barrier berm and recessed pit area from neighboring parcels, as well as to meet the proper setback requirements as identified in Dane County Zoning Regulations for the Site's A-1EX Exclusive Agricultural district zoning, which are discussed further in the following sections of this letter. No building or structure beyond the mechanical equipment is proposed as part of the application. The batch plant will be portable in order to be located adjacent to where aggregate production is occurring.

The proposed area of operation for the portable plant, as well as the existing setback requirements, building footprints, driveways, parking areas, and material storage areas are included in **Figure 1**. The land use of neighboring parcels along with their zoning is included in **Figure 2**.

## **OPERATION DESCRIPTION**

The proposed portable installation of a RMC Plant would be utilized to mix concrete and load trucks for distribution to I-39/90 corridor expansion municipal project jobsites. While the exact number of employees for the plant is currently unknown, similar plants staff between five (5) and fifteen (15) employees as part of a portable RMC plant operation team. Operational periods will include general daytime operating hours of approximately 6:00 AM until 8:00 PM during weekdays and intermittent operation during weekends as project demands arise. However, WDOT does 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 I-39/90 construction schedule.

Outdoor storage would consist of piles stored within the operative area identified in **Figure 1**, similar to current material staging activities. Cement materials would be stored in portable bins and handled so as to minimize any dust exposure. Activities conducted outdoors at the Site, in addition to the existing mining operations, 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 Agricultural District. According to the Dane County Zoning Ordinance, limited ready mix production is a permitted use with an approved Conditional Use Permit.

Ramsey Pit, LLC will operate or contract operation a portable RMC plant within the operative area of the quarry as identified in **Figure 1**. This operative area was found to meet all setback requirements (i.e. 30 feet from any town road and 10 feet from side and rear property lines) for a structure from neighboring properties as required for A1-EX front, side, and rear setbacks.

The RMC batch plant will have a maximum height of approximately 50 feet above grade. However, the quarry floor is approximately 15 to 20 feet below grade and there is an existing 15 to 20 foot berm surrounding the quarry. Therefore, only 10-20 feet of the batch plant would be visible from the surrounding area.

## **EROSION CONTROL/STORMWATER MANAGEMENT**

The proposed scope of work for the RMC plant installation is not expected to significantly disturb any additional land or existing grades 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.

## **LIGHTING**

If operations occur at night, outdoor lighting will be provided by portable lighting for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation 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. Additionally, lighting equipment will be situated so that the surrounding berm and quarry side walls block as much light as possible from leaving the Site.

## **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 concrete mix plant operations will have minimal impact to the public. All ingredients, with the exception of cement, are already handled onsite and distributed offsite via truck. With the RMC plant, some product that had left the site as raw aggregate will now be utilized in the production of ready mix; 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 significantly impact traffic levels, dust levels, or noise beyond the property line.

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 & RH-2 Rural Housing districts and A1-EX Exclusive and A-2 Agricultural districts. No foreseeable negative impacts to these uses, property value, or enjoyment of these properties are expected.

Ramsey Pit is not proposing to expand operations but simply to utilize the existing operative area in the production of RMC for use at nearby roadway projects. Potential impacts from the installation are similar to those already existing from the quarrying 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 the 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 Facility modification to include a RMC plant is not expected to demand significant increases in electrical use, demand for road access, or changes to the drainage properties of the Facility.

The RMC batch plant will require the installation of an industrial well for use in production. This installation will be covered under a separate request upon issuance of this Conditional Use Permit. No sewer connections will be necessary for operation. Power will be provided by portable generator or generators. Ramsey Road and Highway 51 are currently able to support the truck traffic from the quarry and as such the site is presently capable of supporting this installation.

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 trucks which previously had hauled stone away for use resulting in only minor changes in the traffic levels. Deliveries of cement, the only material 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.


As shown in the figures attached, all required setback requirements as identified in Chapter 10; Section 10.123 of the Dane County Zoning Ordinance are met. This proposed addition of a RMC plant will not significantly affect the structure lot coverage. All general and RMC specific requirements as identified in the zoning code Chapter 10 are to be met.


**CLOSING**

Endpoint, on behalf of Ramsey Pit, LLC, is submitting the enclosed Conditional Use Permit application for the proposed temporary and portable RMC plant along with the required fees and attachments. Ramsey Pit is requesting approval for operation from January 1, 2017 through December 31, 2022 in support of the I-39/90 and associated municipal expansion project work. If you have any questions/concerns or require additional information regarding any of the enclosed information, please contact Marie Venné at 414-858-2104.

Sincerely,

**Endpoint Solutions**

  
Alex J. Mentzer, E.I.T.  
Associate Engineer

  
Marie M. Venné, P.E.  
Senior Engineer

cc: Jon Halverson, Ramsey Pit, LLC

[Enclosures]



# 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

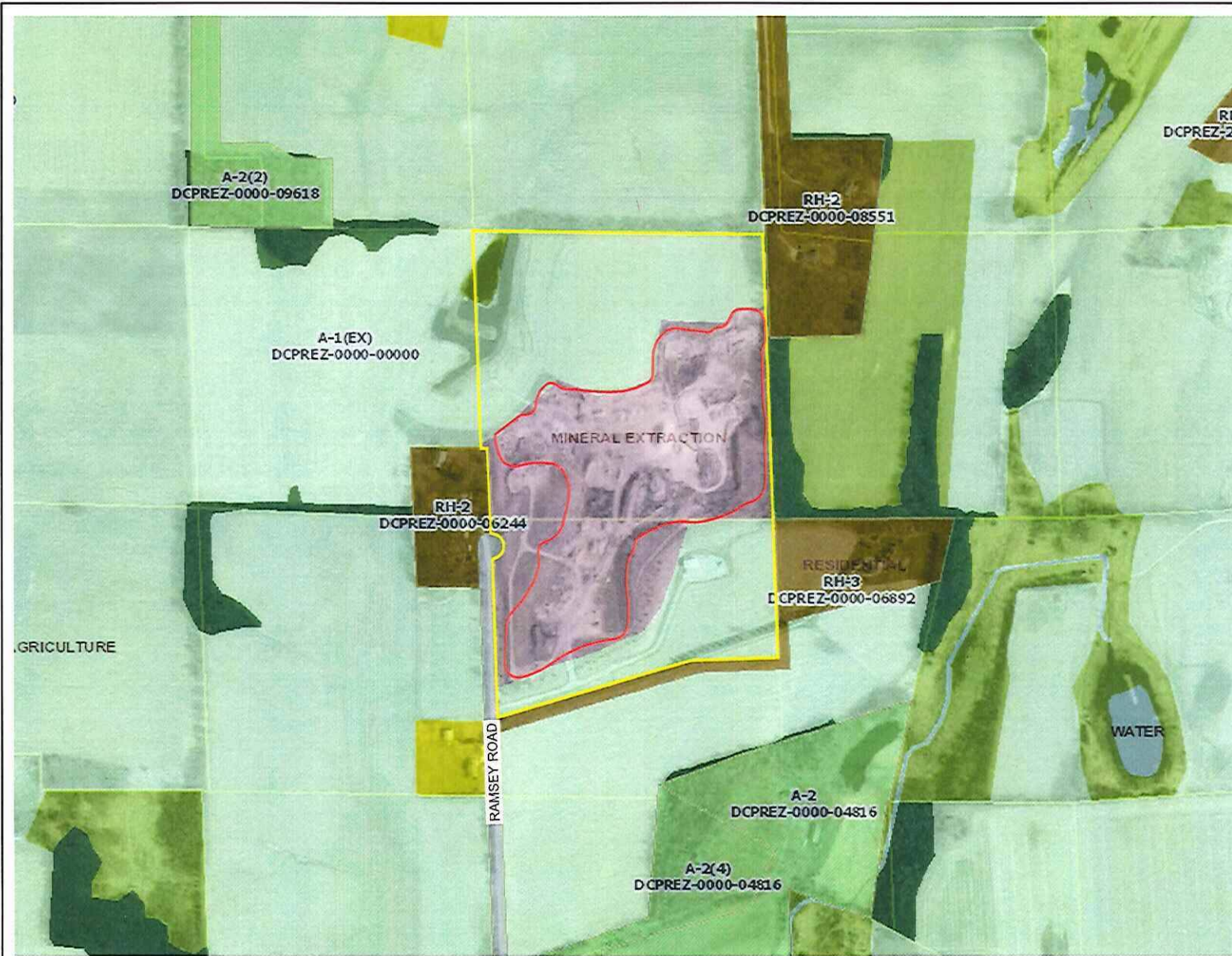
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

See Narrative

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

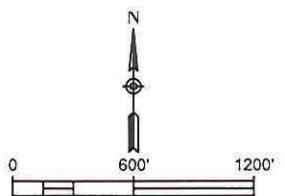
See Narrative

P:\Projects\1404\_Ramsey\_Road\1404\_Ramsey\_Road.dwg, 10/19/16, 10:10:00 AM, 10/19/16, 10:10:00 AM, 10/19/16, 10:10:00 AM



	FACILITY BOUNDARY
	RMC BATCH PLANT OPERATIVE AREA

- A-1 or A-1EX Agricultural
- A-2: A-2(1), A-2(C), A-2(4), A-2(6), A-3 Agricultural
- A-D Agricultural Business
- B-1 Local Business
- C-1 Light Commercial
- C-2 Heavy Commercial
- CO-1 Conservancy
- EXP-1 Expo
- LC-1 Limited Commercial
- M-1 Industrial
- R-1, R-1A, R-2, R-3
- R-3A, R-4
- RE-1 Recreational
- RH-1, RH-2, RH-3, RH-4
- Wetland (grazed out of)
- Agriculture
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Water
- Woodland
- Tax Parcels



### SURROUNDING LAND USE & ZONING MAP

FOREVER SANDFILL AND LIMESTONE, INC.  
1404 RAMSEY ROAD  
STOUGHTON, WISCONSIN

**Endpoint Solutions**  
6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200	DATE: 10/19/16	Fax: (414) 427-1259
DRAWN BY: NWD	PROJECT NO: 1404000001	Figure 2
REVIEWED BY: AJM		

SOURCE: DANE COUNTY GIS

A-1(EX)  
DCPREZ-0000-00000

RH-4  
DCPREZ-0000-04529

A-1(EX)  
DCPREZ-0000-00000

Kaase Rd

Kaase Rd

Kaase Rd

31

RH-1  
DCPREZ-0000-04984

DR

DR

A-2(2)  
DCPREZ-0000-09618

RH-2  
DCPREZ-0000-08551

DR

A-1(E)  
DCPREZ-0000-00000

RH-2  
DCPREZ-0000-00044

6

RH-3  
DCPREZ-0000-06892

Jamsey Rd

Not Effective  
CUP 928

A-2(4)  
DCPREZ-0000-04816  
CUP  
1115  
Single family residences

CUP  
906  
Asp

A-2  
DCPREZ-0000-04816

D-1  
DCPREZ-0000-03051

RH-2  
DCPREZ-0000-06070