

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/25/2016	DCPCUP-2016-02351
Public Hearing Date	
08/23/2016	

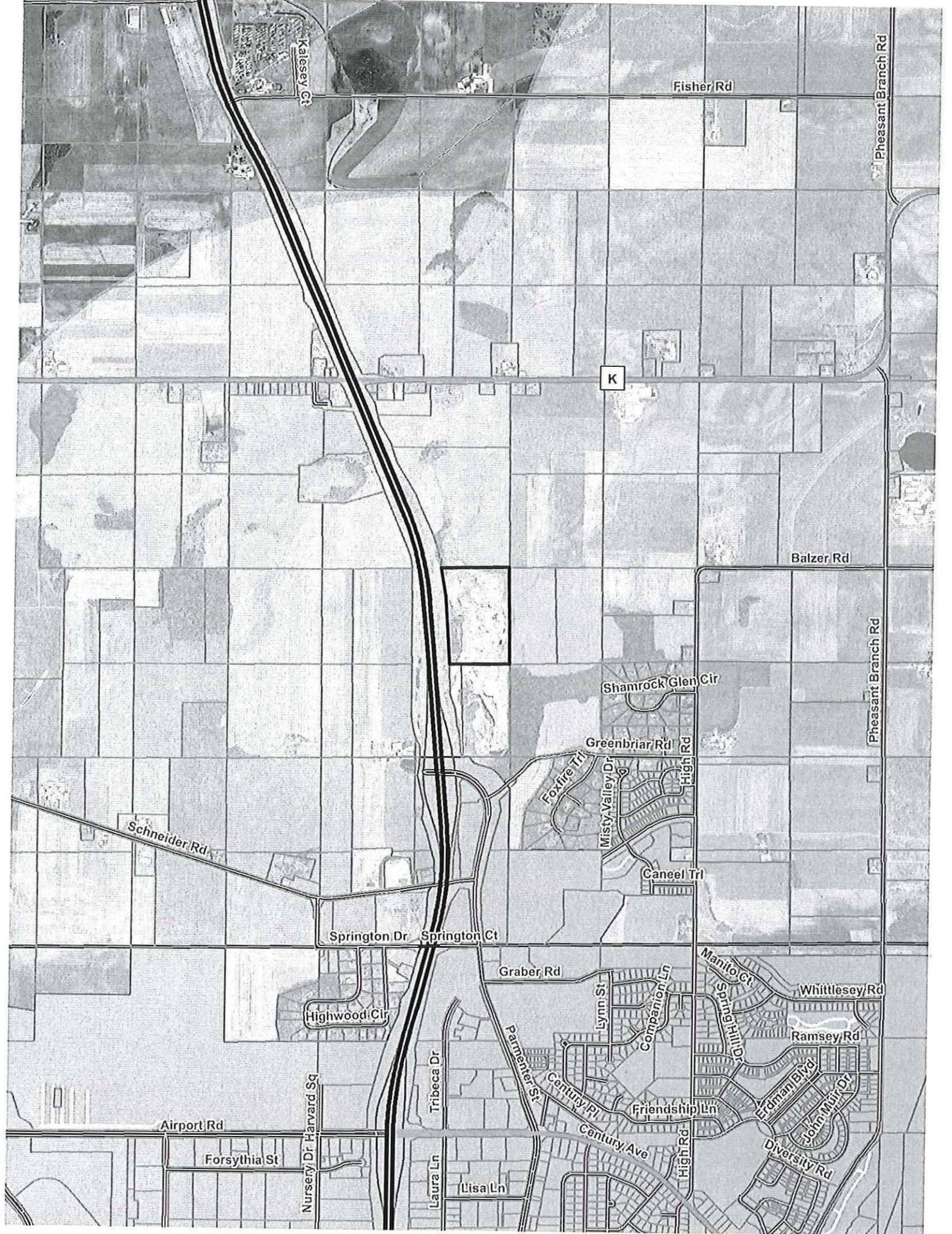
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MEINHOLZ LLC	Phone with Area Code (608) 849-4162	AGENT NAME TIM GEOGHEGAN	Phone with Area Code (608) 849-4162
BILLING ADDRESS (Number, Street) PO BOX 277		ADDRESS (Number, Street) 6117 COUNTY HIGHWAY K	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) Waunakee, WI 53599	
E-MAIL ADDRESS renee@yahara.com		E-MAIL ADDRESS tim@yahara.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	
6750 Greenbriar Road					
TOWNSHIP SPRINGFIELD	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-352-8000-7		---		---	


CUP DESCRIPTION
Portable concrete batch plant

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(e)	193

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>YCP</i>	RLB	<i>[Signature]</i>
		PRINT NAME: <i>TIM GEOGHEGAN</i>
		DATE: <i>25 MAY 2016</i>



Parcel Number - 056/0808-352-8000-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGFIELD	
State Municipality Code	056	
PLSS (T,R,S,QQ,Q)	08N 08E 35 NE NW (Click link above to access images for Qtr-Qtr)	
Section	08N 08E 35 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 35-8-8 NE1/4 NW1/4 EXC BEG INTER N LN & CL USH 12 TH S 343 FT TH E 368 FT TH N 343 FT TH W 368 FT TO POB ALSO EXC S 242 FT OF N 1158.3 FT OF W 213 FT & EXC TO DOT IN DOC 3537436 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MEINHOLZ LLC	
Primary Address	6750 GREENBRIAR RD	
Billing Address	PO BOX 277 WAUNAKEE WI 53597	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G2 G4 G5M	
Assessment Acres	27.900	
Land Value	\$42,800.00	
Improved Value	\$0.00	
Total Value	\$42,800.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/20/2016~~ - 03:00 PM

Ends: ~~04/20/2016~~ - 05:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/11/2016~~ - 06:00 PM

Ends: ~~05/11/2016~~ - 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)
A-2 12.55 Acres DCPREZ-0000-03147

Zoning District Fact Sheets

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2015) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$43,000.00	\$0.00	\$43,000.00
Taxes:		\$697.30
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$697.30

District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	28EM	EMS MIDDLETON
OTHER DISTRICT	28MI	MIDDLETON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/21/2005	4044552		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0808-352-8000-7

By Owner Name: MEINHOLZ LLC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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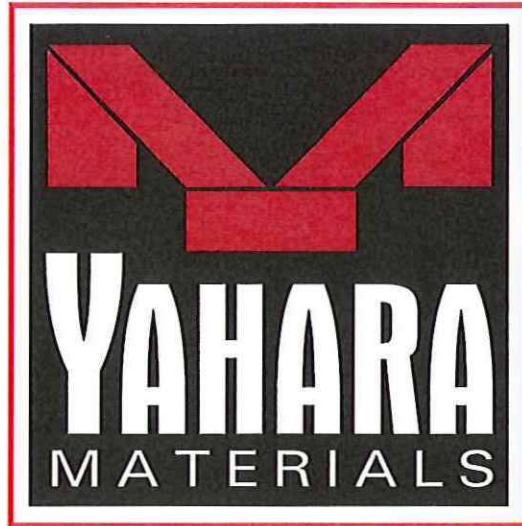
210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Concrete Batch Plant

Conditional Use Permit Application

Meinholz Quarry



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	<u>Yahara Materials, Inc.</u>	Agent	<u>Tim Geoghegan</u>
Address	<u>P.O. Box 277 Waunakee, WI 53597</u>	Address	<u>6117 Cty Trk K Waunakee, WI 53597</u>
Phone	<u>608-849-4162</u>	Phone	<u>608-849-4162</u>
Email	<u>tim@yahara.com</u>	Email	<u>tim@yahara.com</u>
	<u>renee@yahara.com</u>		

Parcel numbers affected: 0808-351-8190-9, 0808-351-8500-3 Town: 8N-R8E Section: 35
0808-351-8750-9, 0808-263-8220-9, 0808-352-9500-0 Property Address: 6750 Greenbriar Road
0808-352-8000-7, 0808-263-8100-0, 0808-263-8004-0 Middleton, WI 53562

Existing/ Proposed Zoning District : A-1 Exclusive

- o Type of Activity proposed: Portable Concrete Batch Plant (Details of items listed below described in documents accompanying application)
- 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: *Timothy J. Geoghegan*

Date: 25 MAY 2016

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.

This site is located in a rural area with a paved entrance. Fencing and gates to secure the site and a landscaped berm provides a visual and acoustic barrier to neighbors and the traveling public.

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 primary land use in the area surrounding the site is agricultural. Traffic to and from the site is routed via U.S. Highway 12 and hours of operation are strictly observed as not to disturb neighbors.

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 proposed use is in harmony with the Town of Springfield land use plan for rural/agricultural preservation practices.

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

The site is accessed via U.S. Highway 12. The entrance is paved, gated, and maintained in a dust free manner.

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 entrance is paved and signed with stop and speed limit signs. Trucks Entering signs are located both north and south of the entrance to notify the traveling public.

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

A portable concrete batch plant is a permitted use in the Town of Springfield's comprehensive plan. All DNR permits required to operate a concrete batch plant have been secured.



P.O. Box 277 Waunakee, WI 53597-0277 Phone 608-849-4162 Fax 608-849-5062

Request for Renewal of Conditional Use Permit 2141
Concrete Batch Plant Meinholz
Meinholz Quarry

Introduction: Yahara Materials, Inc., as the operator of the Meinholz Quarry in the Town of Springfield, is requesting the renewal of conditional use permit 2141 for the operation of a Portable Concrete Batch Plant. This plant is to be used for DOT and municipal paving as well as projects throughout Dane County in need of concrete. The concrete from the batch plant will be produced and supplied on an as-needed basis as projects are let out for bid.

Location: The legal description is: A parcel of land location in part of the NE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26 and also part of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35 and also part of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, all in T8N, R8E, Town of Springfield, Dane County, Wisconsin.

Ownership: Meinholz, LLC
P.O. Box 277
Waunakee, Wisconsin 53597

Operator: Yahara Materials, Inc.
P.O. Box 277
Waunakee, Wisconsin 53597

Description of
Operations:

Yahara Materials, Inc. has had concrete batch plants in the Meinholz Quarry over the length of CUP 2141, and this operational pattern will continue in the future. When projects are completed, the batch plant is removed from the quarry.

This request is for a conditional use permit is for a ten (10) year time frame. All other conditions in the existing CUP 2141 will remain in effect. Those conditions are included with this request.

Hours of
Operation:

Monday through Friday 6:00 am to 7:00 pm
Saturday when necessary 6:00 am to 2:00 pm
Per conditions of CUP 2141, night hour production may occur between 7:00pm to 6:00am to accommodate work schedules of construction projects. Such night hours will be limited to maximum of 100 nights per construction season.

Transportation
Routes:

The existing quarry entrance at 6750 Greenbriar Road would be the only access to and from the quarry. Upon leaving the quarry all traffic would proceed to Highway 12 and on to the job site.

Respectfully submitted

Timothy Geoghegan



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT # 2141

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2141 for a Concrete Batch Plant pursuant to Dane County Code of Ordinance Section 10.126(3)(a) and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: JULY 27, 2010

Expiration Date: November 30, 2016

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

Part of the East ¼ of the North West ¼ of Section 35, Town of Springfield described as follows: The South 1700 feet of the North 2250 feet of the East ¼ of the North West ¼ of said Section 35, T8N, R8E, Town of Springfield, Dane County, Wisconsin.

CONDITIONS:

1. The applicant shall submit an erosion control plan covering the entire CUP area for the duration of aggregate production operations that meets with the approval of the Dane County Land Conservation Department and receive approval of an erosion control permit from the Dane County Planning and Development Department before the aggregate production may commence.
2. The applicant shall apply for and receive any other required local, state and federal permits before production commences and proof of such permits shall be filed with both Dane County Planning and Development Department and the Town of Springfield.
3. Operations **shall begin no earlier than April 15, 2011 and** shall cease on November 30, 2016. The plant shall be removed within ten (10) days of cessation of operations. The operator may apply for renewal of this CUP before its expiration.

(continued on page 2)

4. Ordinary hours of operation will be: 6:00 a.m. to 7:00 p.m. Monday through Friday; 6:00 a.m. to 12:00 p.m. Saturdays; none on Sundays or state legal holidays. To accommodate the work schedules of construction projects, production may occur between 7:00 p.m., and 6:00 a.m., as needed to provide aggregate for that project. Construction crews, equipment and vehicles not involved in quarrying operations may enter and leave the facility outside of the stated hours of production activities. Supplies and equipment may be loaded and unloaded from vehicles outside of the stated hours for noise-producing activities. In addition, equipment and vehicles may be repaired and maintained at the repair facilities outside of the stated hours for quarrying activities. Some equipment warm up and cool down time may also be required. The aggregate operation shall not generate more than 70 decibels of noise measured at the property line.
5. The aggregate production facility, raw materials and vehicle paths shall be laid out with a "flow through" traffic pattern" which minimizes the need for vehicles to back up. The plant shall be no larger in capacity than the plant which was on the site in 2008. Limit night hours of operations to a maximum of 100 nights per season. Lighting for the concrete batch plant is to shine down into the quarry so as not to disturb the neighborhood when operating throughout the night.
6. Routine repairs and maintenance activity shall occur during the hours of production with only urgent or unexpected repairs and maintenance activity occurring outside of such hours.
7. The operator shall meet DNR standards for particulate emissions as described in NR415.075 and NR415.076.
8. The Zoning Administrator or designee may enter the premises of the operation to inspect those premises with reasonable advance notice to ascertain compliance or to investigate an alleged violation. Anyone inspecting the property will be escorted by Yahara Materials and will comply with all safety regulations.
9. Unless required by Town of Springfield ordinance or other governmental regulation, all truck traffic will be directed to Highway 12 and not east to Green Briar Road. Yahara Materials shall notify the truck drivers doing business at the site of this condition. The operator shall designate a traffic route for each project which shows the route to be taken from the quarry to the destination of the trucks. Notification of routes, dates and projects to be provided to the Town and surrounding neighbors.
10. No unnecessary idling of machinery as defined by normal orderly operations will be permitted on the sites.
11. A spill prevention and emergency response plan shall be in place and apply to all operations on the site including subcontractors and suppliers.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING
AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE
FOLLOWING FINDINGS OF FACT:

(continued on page 3)

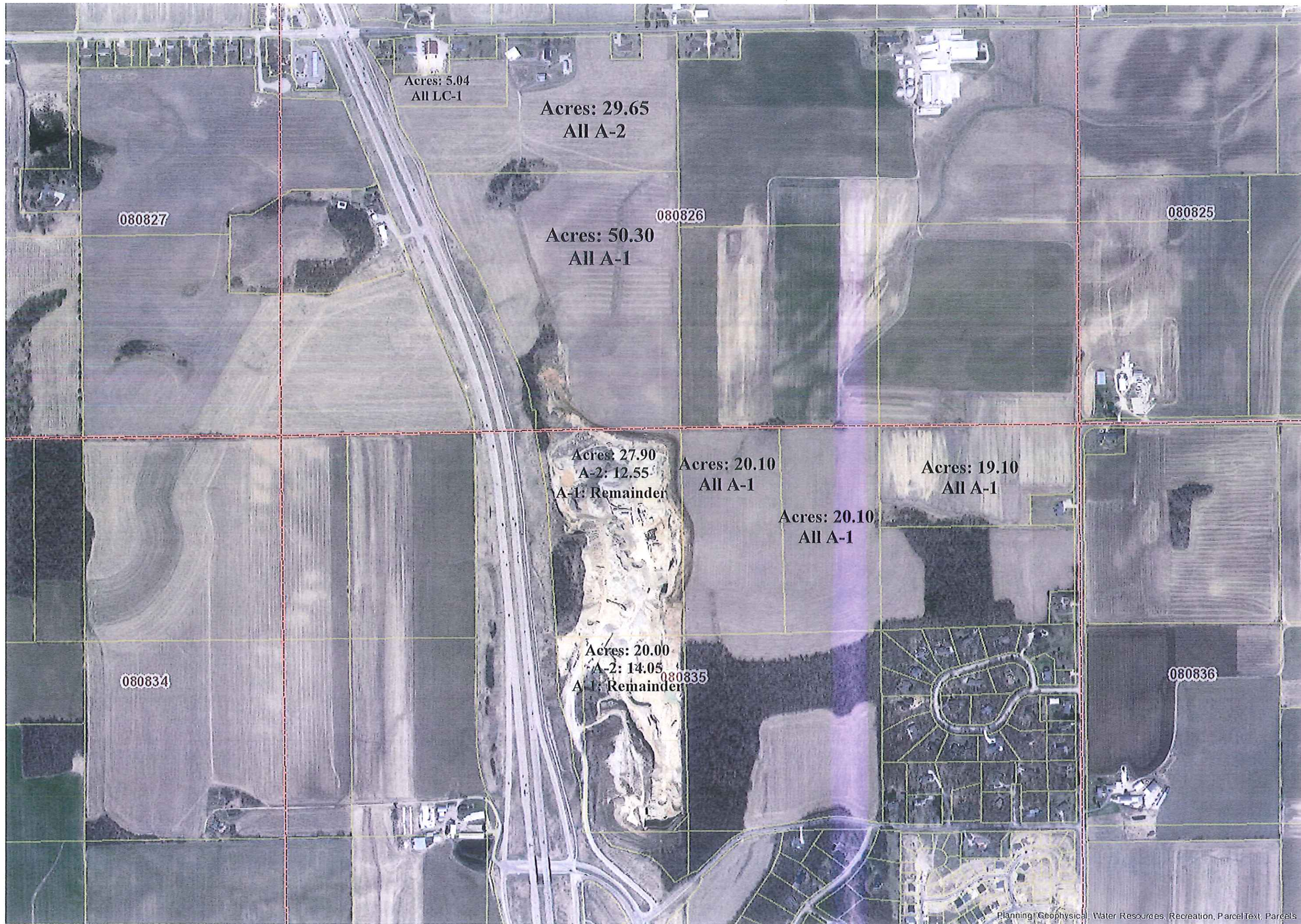
1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.



Typical Location
of Batch Plant



Acre: 5.04
All LC-1

Acre: 29.65
All A-2

080827

Acre: 50.30
All A-1

080826

080825

Acre: 27.90
A-2: 12.55
A-1: Remainder

Acre: 20.10
All A-1

Acre: 19.10
All A-1

Acre: 20.10
All A-1

080834

Acre: 20.00
A-2: 14.05
A-1: Remainder

080835

080836