

CUP 2654 Applicant Responses (Full Text)

Standards for conditional use permits

1. This site will be used for a temporary concrete batch plant for WisDOT project #1001-00-66 (IH39: USH 12/18 to Lien Rd). The site will be graded flat in order for a temporary ready mix concrete plant to be staged on the property. A temporary concrete batch plant would not add any additional noise, truck traffic, or nuisances since an active asphalt plant is across the street. There will be no public health, safety, comfort or general welfare concerns that don't already exist. This site will not affect the safety of the traveling public because similar work takes place in the area already.
2. The uses, values, and enjoyment of the surrounding properties will continue to be maintained and not substantially impaired or diminished by the temporary concrete batch plant. There is existing noise and truck traffic since the property is across from an asphalt plant. 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 proposed use of a temporary concrete batch plant does not establish any permanent structures or improvements. Once the temporary concrete batch plant is no longer needed the site will be returned to agricultural purposes. A temporary concrete batch plant would not add any additional noise, truck traffic, or nuisances.
4. The temporary concrete batch plant does not have any public utility requirements. The existing driveways to the site from Reiner Rd and Nelson Rd will be maintained by Rock Road Companies, Inc. 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 minimal excavation in preparation for the temporary concrete batch plant and the entire area will be internally drained.
5. The existing driveways to the site from Reiner Rd and Nelson Rd (each approximately 30' wide) will be maintained by Rock Road Companies, Inc. The existing safety and congestion of the nearby public streets will not be affected by the temporary concrete batch plant.
6. Physical improvements and grading necessary for preparation of the temporary concrete batch plant have been designed to comply with the standards of the AT-35 zoning district.
7. The construction of the temporary concrete batch plant is consistent with both the Town of Burke and Dane County comprehensive plans and will be removed upon completion of the WisDOT construction project.

Written statement of intent and operations plan

1. This site will be used for a temporary concrete batch plant for WisDOT project #1001-00-66 (IH39: USH 12/18 to Lien Rd). The upper western area on site will be used for the temporary concrete batch plant, a lay down area, and material storage as necessary. Grading equipment such as bull dozers will be used initially to flatten the site for construction of the temporary concrete batch plant. Various trucks, loaders, and lifts are used to construct the temporary concrete batch plant and to stage materials. Once the plant is operational it is run with trucks and loaders with lifts available for potential maintenance. The "footprint" of the temporary concrete batch plant on site will be approximately 600' x 300' including the plant equipment and aggregate stockpiles, and another approximately 300' x 200' will be used for parking, storage, and a lay down area. When the construction project is complete, the temporary concrete batch plant will be promptly removed and the site will be restored to its existing condition.
2. Monday through Saturday from 3/3/2025 to 7/3/2025 operating 6:00 pm to 7:00 am. The temporary concrete batch plant will only operate during weekend as project demands necessitate.
3. Two employees will be on site most of the time to operate the temporary concrete batch plant and the maximum number of personnel on the premises is twelve employees.
4. The temporary concrete batch plant will create minimal dust pollution that is mitigated by fans, filters, and bags. Water is used extensively to control dust during plant operations and from moving trucks. The roads used for access will be watered and swept to control dust as well. Noise, odor, dust, soot, and runoff from the temporary concrete batch plant will not impact the neighboring properties and will be similar to the asphalt plant across the street.
5. Aggregates, cement, fly ash, and reinforcing steel will be stored outside at the temporary concrete batch plant site. Trucking is required to get these materials to and from the temporary concrete batch plant site and will take place.
6. 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 minimal excavation in preparation for the temporary concrete batch plant and the entire area will be internally drained.
7. Portable toilets will be on site.
8. Dumpsters for trash and recyclable materials will be on site.
9. The maximum daily traffic would be 45 quad axle dump trucks loaded to a maximum of 50,000 lbs/load. An average day will be closer to 35 quad axle dump trucks loaded to 40,000 lbs/load. No modifications to existing intersections or roads are required to accommodate the temporary ready mix concrete plant.
10. No hazardous materials will be produced or stored on site.
11. Temporary portable light plants will be used to illuminate the temporary concrete batch plant site at night to provide visibility and enhance safety. The light plants will only be operated during times of night-time plant operations and will be directed away from property lines, neighboring parcels, and roads.
12. No additional signage is necessary.

13. The property Rock Road Companies, Inc. is proposing to use for the temporary concrete batch plant is currently a gravel pit used as a staging area and dump site for Wolf Paving's construction activities.
14. The properties near the proposed temporary concrete batch plant site are currently used as an asphalt plant, aggregate crushing operation, mechanics facility, and park. There are very few homes in the vicinity.