



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

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:

- Written Legal Description of Conditional Use Permit boundaries
- 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.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>OAK PARK QUARRY LLC</u>	Agent	<u>JON HALVERSON</u>
Address	<u>170 US HWY 51 NORTH</u>	Address	<u>170 US HWY 51 NORTH</u>
Phone	<u>EDGEMONT WI 53534</u>	Phone	<u>EDGEMONT WI 53534</u>
	<u>608-884-9105</u>		<u>608-884-9105</u>
Email	<u>jhalver@frontier.com</u>	Email	<u>jhalver@frontier.com</u>

Parcel numbers affected:	<u>SEE PARCEL MAPS</u>	Town:	<u>DEERFIELD</u>	Section:	<u>29</u>
	<u>PARCEL # 6712-292-801-2</u>	Property Address:	<u>3522 OAK PARK RD</u>		
			<u>DEERFIELD WI 53531</u>		

Existing/ Proposed Zoning District : AG

- Type of Activity proposed: SEE ATTACHED
- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- Six Standards of CUP (see back) SEE ATTACHED

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: 12-19-13

## Six Standards of a Conditional Use Permit for Oak Park Quarry

- 1) The CUP is in accord with the Town of Deerfield comprehensive plan. The operational plan protects the surrounding area and safeguards the public health, safety and comfort of the community.
- 2) The location of the proposed quarry is apart from surrounding residences, except 1191 Liberty Rd, which the applicant is purchasing. The operation will not devalue or interfere with the enjoyment of the surrounding properties.
- 3) During the entire life of the CUP, the area adjoining the proposed quarry will remain tilled row crops.
- 4) The conditional use is located in an area that will be satisfactorily served by and will not impose undue burden on any improvements, facilities, utilities, or services provided by public agencies serving the subject property.
- 5) The entrance to the quarry will continue to be the existing driveway on Oak Park Rd. The existing driveway is asphalt and will be maintained to meet all Dane County standards including appropriate signage. The entrance is currently gated and is locked when quarry is not in use. There is an existing fence around the active quarry and it will remain in place. The following signs will remain in place on the fence:  
"No Trespassing" & "Active Quarry"
- 6) The proposed use is in accord with the Township of Deerfield, Dane County, and the State of Wisconsin. All applicable laws, ordinances, and conditions of the CUP will be followed.

## CUP Application For Oak Park Quarry

- 1) Expanding existing limestone quarry operation - mineral extraction
- 2) Continue current hours:
  - 6:00AM to 6:00PM Mon - Fri
  - 6:00 AM to 1:00 PM Sat
  - Add 24 hour 7 day a week hours for municipal jobs that are required to be done at night (mainly DOT).
- 3) 2 Employees:
  - 1 office/scale house
  - 1 equipment operator
- 4) Contractors for both public and private projects, local townships, cities, Dane county and WIS DOT projects.
- 5) Outside storage will be minimal. Primarily equipment used on site.
- 6) The land around the quarry will continue to be farmed. Other quarry activities will include earth moving, processing rock, removing clay and fill.
- 7) One small yard light at scale house
- 8) No loudspeakers will be used.
- 9) Signs at quarry exit will include:
  - 1- stop sign
  - 2 - all trucks must turn left
- 10) Trash pick-up is done by the townships chosen contractor.

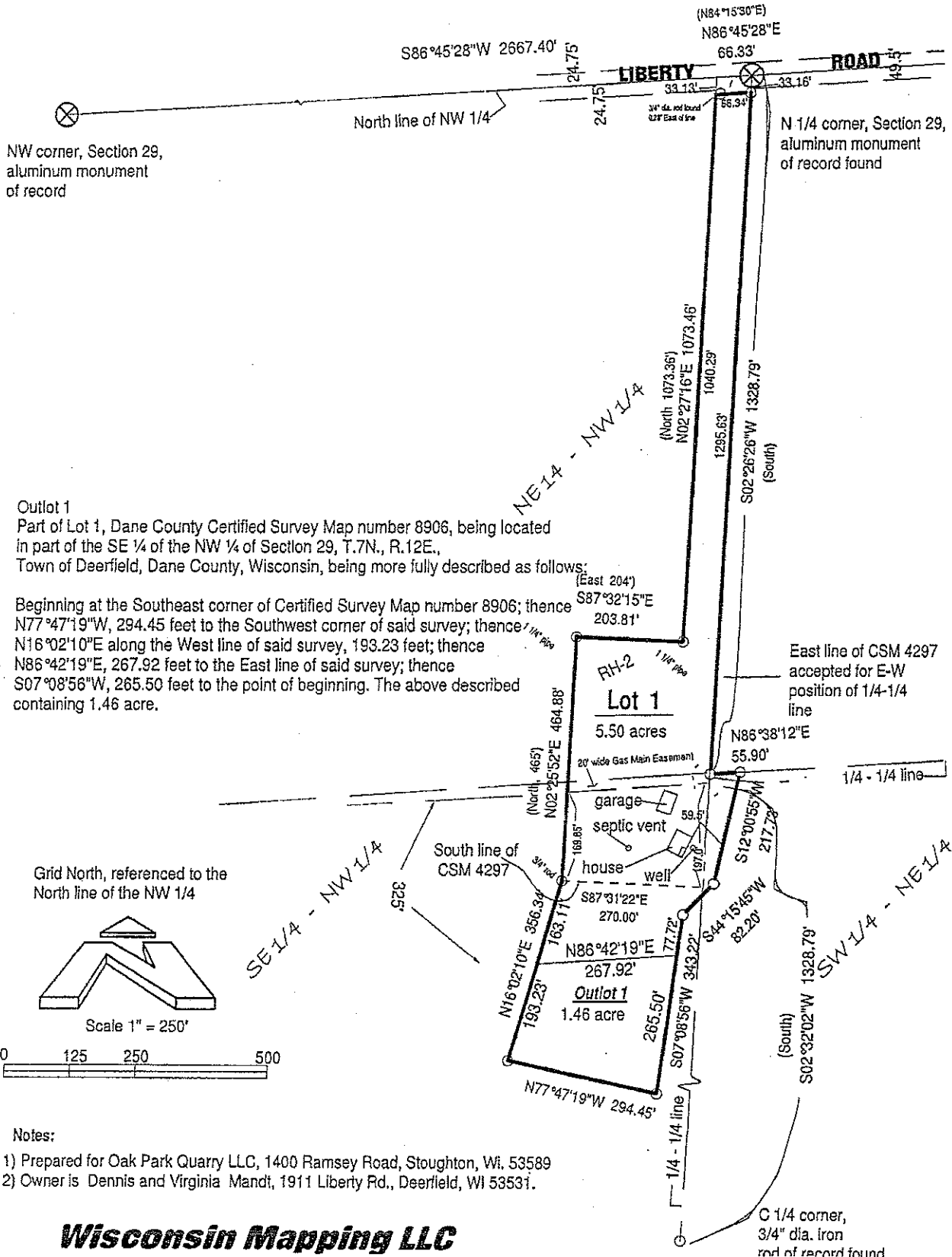
\*\*\* Please note, we are asking for a 10 year permit

Written Statement Article 2 Item C - Oak Park Quarry

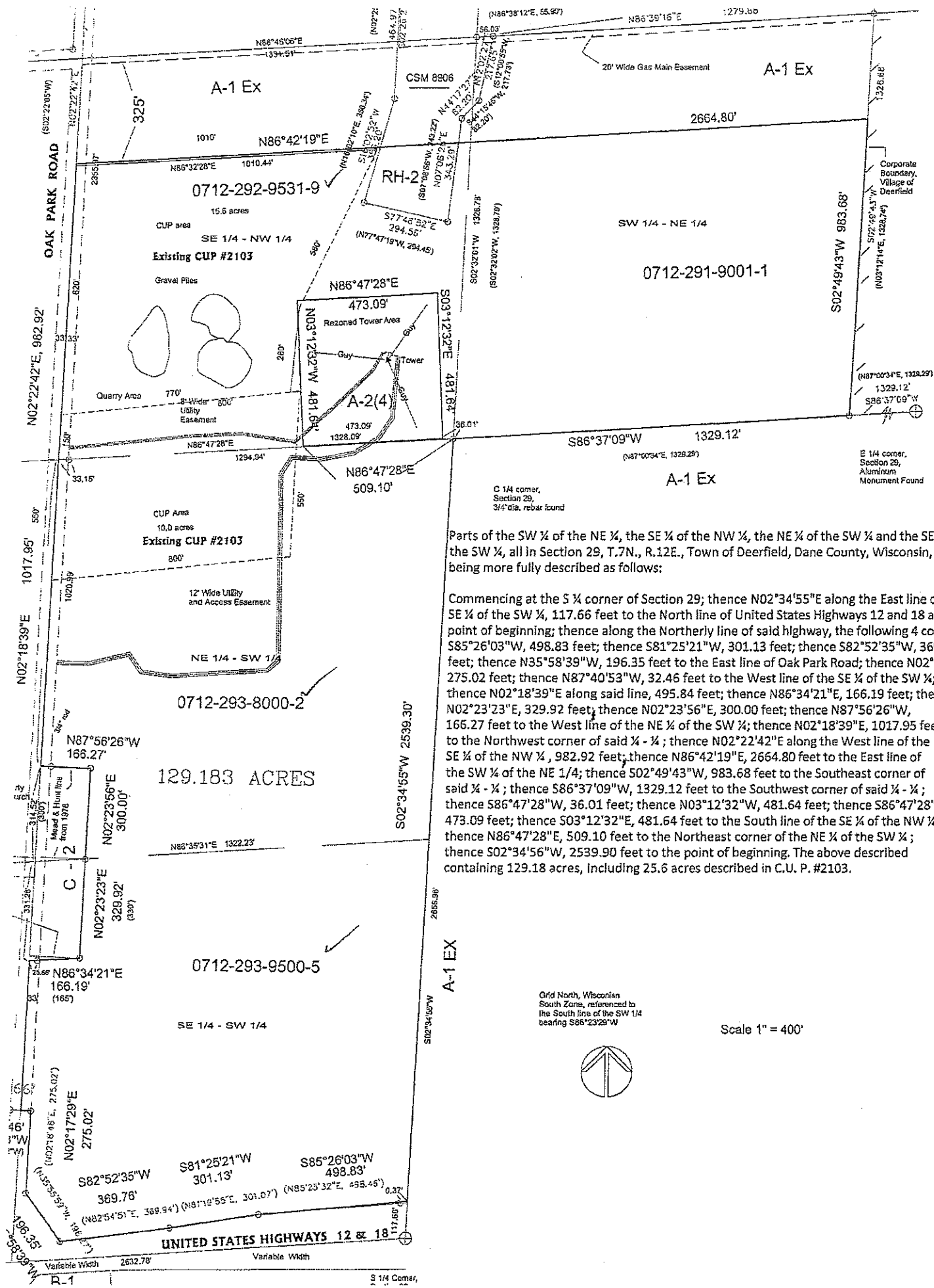
- 1) Expanding existing limestone quarry operation - mineral extraction
- 2) Acres not mined will continue to be farmed.
- 3) Existing floor elevation is 910 (see attached map)  
Existing floor elevation is above groundwater
- 4) Clay, fill and limestone
- 5) Begin extraction 01/01/2014, estimated end and reclamation is 30-40 years.
- 6) Continue current hours:  
6:00AM to 6:00PM Mon - Fri  
6:00 AM to 1:00 PM Sat  
Add 24 hour 7 day a week hours for municipal jobs that are required to be done at night (mainly DOT).
- 7) Limestone deposit is 75-100 feet at it's deepest.
- 8) From current entrance south on Oak Park Rd to Hwy 12&18.
- 9) Our best estimate based on current trends is that 1-2 acres of farmland per year will be used for quarrying.
- 10) Heavy equipment for earth moving ,rock drilling, crushing and screening. Wheel loaders and trucks for hauling finished products. We estimate portable crushing equipment will be brought in 2-5 times per year.
- 11) Blasting will occur 3-5 times each time the crusher is on site.  
Fuel storage: No tanks over 1100 gallons will be on site.  
Asphalt batching or concrete mixing: None.
- 12) None below water table.
- 13) Portable office trailer is currently in use as a scale house. A permanent scale house with some storage may be built in the future.
- 14) Entrance to quarry is paved. All reasonable efforts will be made to eliminate tracking, dust, and mud onto roadways.
- 15) After reclamation the site will be returned to agricultural use.

# Preliminary Certified Survey Map

Lot 1, Dane County Certified Survey Map number 8906, being a part of the NE 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4 all in Section 29, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin.



Info	Parcel Number	Property Info	Property Address	Billing Street Address	Billing City State Zip	Municipality
1	71229190011	OAK PARK QUARRY LLC		1400 RAMSEY RD	STOUGHTON WI 53589	TOWN OF DEERFIELD
2	71229382206	ST PAULS LIBERTY LUTHERAN	3494 OAK PARK RD	OAK PARK RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
3	71229280012	DENNIS W MANDT	1191 LIBERTY RD	1191 LIBERTY RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
4	71229295319	OAK PARK QUARRY LLC	3622 OAK PARK RD	1400 RAMSEY RD	STOUGHTON WI 53589	TOWN OF DEERFIELD
5	71229380002	OAK PARK QUARRY LLC		1400 RAMSEY RD	STOUGHTON WI 53589	TOWN OF DEERFIELD
6	71229395005	OAK PARK QUARRY LLC		1400 RAMSEY RD	STOUGHTON WI 53589	TOWN OF DEERFIELD
7	71228396102	ST PAULS LIBERTY	3488 OAK PARK RD	OAK PARK RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
8	71220395012	DANIEL L KELLY		1186 LIBERTY RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
9	71220490007	DANIEL L KELLY	1186 LIBERTY RD	1186 LIBERTY RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
10	71229195011	TOMAS R NELSON		1086 LIBERTY RD	DEERFIELD WI 53531	VILLAGE OF DEERFIELD
11	71229285400	JAMES R OPIE		3675 OAK PARK RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
12	71229290500	DAVID REESE	1291 OLSTAD RD	1291 OLSTAD RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
13	71228387801	DEAN DOMENGET	3495 OAK PARK RD	3495 OAK PARK RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
14	71229388504	ST PAUL LIBERTY	3513 OAK PARK RD	OAK PARK RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
15	71229480010	STORMS REV TR, GERALD J & ARLENE B		W9186 WILDERNESS PL	CAMBRIDGE WI 53523	TOWN OF DEERFIELD
16	71229486907	ROBERT P RIEGE	3429 COUNTY HIGHWAY W	140 FAIR OAK RD	DEERFIELD WI 53531	TOWN OF DEERFIELD
17	71232281005	CATHERINE L HAACK		PO BOX 443	DEERFIELD WI 53531-9802	TOWN OF DEERFIELD
18	71229180021	TOMAS R NELSON		1086 LIBERTY RD	DEERFIELD WI 53531	VILLAGE OF DEERFIELD
19	71229181101	SAVANNAH PARKWAY LLC		3554 EGRE RD	DEFOREST WI 53532	VILLAGE OF DEERFIELD
20	71228185009	LIBERTY NORWEGIAN	1129 LIBERTY RD	1129 LIBERTY RD	DEERFIELD WI 53531	TOWN OF DEERFIELD



Parts of the SW ¼ of the NE ¼, the SE ¼ of the NW ¼, the NE ¼ of the SW ¼ and the SE ¼ of the SW ¼, all in Section 29, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, being more fully described as follows:

Commencing at the S ¼ corner of Section 29; thence N02°34'55"E along the East line of the SE ¼ of the SW ¼, 117.66 feet to the North line of United States Highways 12 and 18 and the point of beginning; thence along the Northerly line of said highway, the following 4 courses, S85°26'03"W, 498.83 feet; thence S81°25'21"W, 301.13 feet; thence S82°52'35"W, 369.76 feet; thence N35°58'39"W, 196.35 feet to the East line of Oak Park Road; thence N02°17'29" 275.02 feet; thence N87°40'53"W, 32.46 feet to the West line of the SE ¼ of the SW ¼; thence N02°18'39"E along said line, 495.84 feet; thence N86°34'21"E, 166.19 feet; thence N02°23'23"E, 329.92 feet; thence N02°23'56"E, 300.00 feet; thence N87°56'26"W, 166.27 feet to the West line of the NE ¼ of the SW ¼; thence N02°18'39"E, 1017.95 feet to the Northwest corner of said ¼ - ¼; thence N02°22'42"E along the West line of the SE ¼ of the NW ¼, 982.92 feet; thence N86°42'19"E, 2664.80 feet to the East line of the SW ¼ of the NE ¼; thence S02°49'43"W, 983.68 feet to the Southeast corner of said ¼ - ¼; thence S86°37'09"W, 1329.12 feet to the Southwest corner of said ¼ - ¼; thence S86°47'28"W, 36.01 feet; thence N03°12'32"W, 481.64 feet; thence S86°47'28"W, 473.09 feet; thence S03°12'32"E, 481.64 feet to the South line of the SE ¼ of the NW ¼; thence N86°47'28"E, 509.10 feet to the Northeast corner of the NE ¼ of the SW ¼; thence S02°34'56"W, 2539.90 feet to the point of beginning. The above described containing 129.18 acres, including 25.6 acres described in C.U. P. #2103.

Grid North, Wisconsin South Zone, related to the South line of the SW ¼ bearing S86°23'29"W



Scale 1" = 400'

S ¼ Corner



Parts of the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4 and the SW 1/4, all in Section 29, T.7N., R.12E., Town of Deerfield, Dana County, Wisconsin, being more fully described as follows:

Commencing at the NW corner of Section 29; thence N02°34'55"E along the East line SE 1/4 of the SW 1/4, 117.66 feet to the North line of United States Highways 12 and 18; point of beginning; thence along the Northern line of said highway, the following 4: 585°26'09"W, 498.83 feet; thence S81°25'21"W, 301.13 feet; thence S82°52'35"W, 3 feet; thence N35°58'39"W, 196.35 feet to the East line of Oak Park Road; thence N02°27'52"E, 275.02 feet; thence N87°40'53"W, 32.46 feet to the West line of the SE 1/4 of the SW 1/4; thence N02°18'39"E along said line, 495.84 feet; thence N86°34'21"E, 166.19 feet; thence N02°23'23"E, 329.92 feet; thence N02°23'56"E, 300.00 feet; thence N87°56'75"W, 166.27 feet to the West line of the NE 1/4 of the SW 1/4; thence N02°18'39"E, 1017.95 feet to the Northwest corner of said 1/4 - 1/4; thence N02°22'42"E along the West line of the SE 1/4 of the NW 1/4, 982.92 feet; thence N86°42'19"E, 2664.80 feet to the East line of the SW 1/4 of the NE 1/4; thence S02°49'43"W, 935.68 feet to the Southeast corner of said 1/4 - 1/4; thence S86°37'09"W, 1329.12 feet to the Southwest corner of said 1/4 - 1/4; thence S86°47'28"W, 384.01 feet; thence N03°12'32"W, 481.64 feet; thence S85°47'2473.09 feet; thence S03°12'32"E, 481.64 feet to the South line of the SE 1/4 of the NW 1/4; thence N86°47'28"E, 509.10 feet to the Northeast corner of the NE 1/4 of the SW 1/4; thence S02°34'56"W, 2539.90 feet to the point of beginning; the above described containing 129.18 acres, including 25.6 acres described in C.U.D. #2103.

Iron Mark Wisconsin  
South 20th, reference to  
the South line of the SW 1/4  
bearing S88°22'01"W.

Scale 1" = 400'



UNITED STATES HIGHWAYS 12 & 18