

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/23/2017	DCPCUP-2017-02373
Public Hearing Date	
03/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EASTMAN HUNTING CLUB INC	Phone with Area Code	AGENT NAME HOFFMAN CONSTRUCTION CO.	Phone with Area Code (715) 284-2512
BILLING ADDRESS (Number, Street) 411 WINDWOOD CIR		ADDRESS (Number, Street) 123 COUNTY HIGHWAY A	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) BLACK RIVER FALLS, WI 54615	
E-MAIL ADDRESS		E-MAIL ADDRESS jhoffmen@hoffcons.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	
278 LAKE DRIVE				LAKE DRIVE	
TOWNSHIP ALBION	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP ALBION	SECTION 36
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-351-9500-8		---		0512-362-9101-8	

CUP DESCRIPTION
MINERAL EXTRACTION OPERATION, CONCRETE BATCH PLANT, ASPHALT PLANT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.10.123(3)	112

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____



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:

- 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

PROPERTY OWNER:
 Owner: EASTMAN HUNTING CLUB INC
 Address: 411 WINDWOOD CIRCLE
 Phone: EDGERTON WI 53534
 Email: _____

LEASE HOLDER/ CUP APPLICANT
 Agent: HOFFMAN CONSTRUCTION CO.
 Address: 123 CTH A
 Phone: BLACK RIVER FALLS WI 54605
715.284.2512
 Email: jhoffman@hoffcons.com

Parcel numbers affected: See attached Town: Albion Section: 35 & 36
 Property Address: 278 Lake Drive

Existing/ Proposed Zoning District: A-1 EX

- o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.
- 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: [Signature] Date: 1/19/2017
ATTORNEY IN FACT FOR HOFFMAN CONSTRUCTION CO.

Hoffman CUP

Tax Parcel Numbers

002/0512-351-9500-8

002/0512-362-9101-8

002/0512-351-8500-0

002/0512-351-8000-5

002/0512-362-8600-6

002/0512-362-9690-6

002/0512-363-8580-1

002/0512-351-8570-6

Conditional Use Permit - Mineral Extraction Application Checklist

Applicant			Zoning
Plan Requirement	✓	Location in plan - page #	✓
1. Legal description - CSM and/or exact metes & bounds. Size of area requesting - acreage Parcel number(s)	✓	EXHIBIT A	
2. Written statement that includes the following:			
General description of the operation.	✓	NARRATIVE p.5	
Existing uses of the land.	✓	p 5	
✓ Existing natural features including depth to groundwater.	✓	p 5 EXHIBITS B & C	
✓ Types and quantities of materials that will be extracted.	✓	p 6	
Proposed dates to begin extraction, end extraction and complete reclamation.	✓	p 6	
Proposed hours and days of operation.	✓	p 6	
✓ Geologic composition and depth to the mineral deposit.	✓	p 6	
Identify all major proposed haul routes to the nearest Class A highway or truck route. Indicate traffic flow patterns.	✓	p 7	
Proposed phasing plan (recommended for larger sites)	✓	p 7 EXHIBIT D	
Types, quantities and frequency of use of equipment to extract, process and haul.	✓	p 7 EXHIBIT E	
Frequency of blasting, drilling, mining, crushing, screening, washing, refueling.	✓	p 6	
Bulk fuel storage.	✓	p 8	
Asphalt batching or concrete mixing.	✓	p 7	
Proposed storage of recycled materials.	✓	p 8	
Does extraction occur below the water table / protection of groundwater. <i>Wash water source pond only</i>	✓	p 3, 8	
Permanent or temporary structures.	✓	p 8	
Spill prevention and or dust control.	✓	p 8	
Proposed use after final reclamation as consistent with Ch. 74. Separate checklist for reclamation permit.	✓	cover letter	

This checklist is required in addition to a complete application for a conditional use permit. Application may be deemed incomplete if required information is not submitted.

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01/19/2017

Dane County, Wisconsin
Zoning Division

Dear Dane County:

Hoffman Construction Company ("Hoffman") has executed a contract for the widening and reconstruction of Interstate 39 in Dane County with the Wisconsin DOT. The contract is for State Project 1007-11-75, South Dane County Line to East Church Rd., NB. This project along with other Wisconsin DOT projects in the I-39 corridor from Madison to Beloit requires aggregates, concrete, and asphalt for the reconstruction.


Hoffman is submitting a Conditional Use Permit Application-Mineral Extraction, along with accompanying storm water permit and reclamation permits, for a site on the Eastman Hunt Club property (Radio Tower Site) located adjacent to the intersection of Lake Drive Road and Hillside Road in the Town of Albion. This site and CUP will be used exclusively for Wisconsin DOT projects associated with the I-39 corridor. Activities on the site will include: mining of sands and gravels; manufacturing of aggregates through crushing and washing; production of concrete and asphalt batches; and reclamation of the site to agricultural uses.

In addition to the Radio Tower Site, Hoffman is submitting applications for stormwater permit and reclamation permit for an Eastman-owned Non-conforming site ("Grandfathered Site") located along Hillside Road across from the Eastman Hunt Club building. This site will be used as a sand and gravel source for the Radio Tower Site. The mined sands and gravels from the Grandfathered Pit will be trucked to the Radio Tower Site for processing.

Accompanying this letter is the Chapter 10 CUP application for the Radio Tower Site. Any questions regarding this application can be directed to James Hoffman at jhoffman@hoffcons.com or the office phone above.

The Chapter 14 Stormwater applications and the Chapter 74 Reclamation Plan applications will follow under separate cover.

Sincerely,


James Hoffman, President
Hoffman Construction Company

HOFFMAN CONSTRUCTION CO.



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January 19, 2017

CONDITIONAL USE PERMIT APPLICATION FOR NON-METALLIC MINERAL EXTRACTION

OVERVIEW

Hoffman Construction Company, Black River Falls, WI (Hoffman) is hereby requesting approval of a Conditional Use Permit (CUP) to accommodate non-metallic mineral mining, material processing and stockpiling, and asphalt and concrete batch plants related to the Wisconsin Department of Transportation (WDOT) project for the widening and reconstruction of Interstate Highway 39/90 (I-39/90). Hoffman was awarded the construction contract for the lane widening in the north segment of this project which extends approximately 9 miles from the Dane County Line north to East Church Road. This phase of work is scheduled to begin in late spring 2017. The entirety of the North Segment of the I-39/90 project is slated to be under construction through 2020.

The proposed non-metallic mining, processing, and batch plants will produce material for the WDOT I-39/90 project exclusively and the site will not be utilized for any commercial purposes.

The CUP pertains to a location in the Town of Albion, that is part of a larger tract owned by the Eastman Hunting Club, Inc., which is currently in agricultural cultivation and/or wooded open lands and is periodically used as part of the active operation area of the Eastman Hunting Club.

For the purposes of this application, the 112-acre CUP site is referred to as the "Radio Tower Site." Hoffman Construction has leased the Radio Tower Site from Eastman Hunting Club. The Radio Tower site is bordered by Hillside Road on the east, Lake Drive on the south, and I-39/90 on the west. This location is advantageous to the efficiency of the highway reconstruction project as it affords direct access to I-39/90 and encompasses a substantial amount of minable sand and aggregate material. Encompassed within the boundary of the proposed CUP site is a 7-8 acre un-reclaimed former gravel pit that was utilized during the original construction of I-90 in 1961-62. If the proposed CUP is approved, Hoffman Construction will reclaim the old gravel pit as part of the reclamation of the overall site.

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COMPLIANCE WITH THE SIX STANDARDS OF A CONDITIONAL USE PERMIT (DC ZONING ORDINANCE 10.255(2)(h))

As more fully described in the following narrative outline and the forthcoming Reclamation Plan, the proposed CUP fully satisfies the County's CUP 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.**

The CUP for mineral extraction and processing activities and the production of asphalt and concrete pavements is necessitated by the WDOT I-39/90 reconstruction project. This project will improve safety of the traveling public along the adjoining segment of the interstate highway system. Additionally, the mineral extraction activities enabled by this CUP will be operated in compliance with Dane County Ordinance Chapter 74 which will result in the site being reclaimed according to Wisconsin Administrative Code NR 135 which remediates the existing condition of an abandoned former gravel pit. This CUP also memorializes standards for operating hours, dust control, storm water management, and re-use, which further protects the health safety comfort and general welfare of the general 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.**

Hoffman has conferred with the immediately adjoining land owner (258 Lake Drive) and considered impacts to other residents that immediately vicinity. In consultation with the owner of the 258 Lake Drive property, Hoffman proposes to construct a berm to screen this property from the CUP site. Hoffman will continue to reach out to area residents to address potential concerns with the proposed use, site development, operations, or reclamation activities. Hoffman will adhere to the prescribed state and WDOT contract standards for water and air quality, operating limits, local road maintenance and site reclamation throughout their operations at this location.



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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 Town of Albion Plan designates the sites for open space (a recognition of the use and activities of the Eastman Hunting Club) and the County Zoning Map illustrates the zoning as A-1 EX Exclusive Agriculture. Non-metallic mineral extraction is a conditional use within the A-1 EX District. The planned mineral extraction excavation areas are located in compliance with the setback standards of the district and the proposed processing and batch plants do not establish any permanent structures or improvements. Lastly, the reclamation plan will restore the site to a condition supporting cultivation or other wildlife management practices as the land owner may wish to pursue.

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

The operation of the mining activities, material processing, and batch plants do not have any public utility requirements. The private access drives will be installed and maintained by Hoffman and will be removed by Hoffman at the conclusion of the highway construction project at the discretion of the property owner. As required by WDOT, Hoffman maintains a bond to ensure repair of any damage to Lake Drive or Hillside Road that may be attributable to the activities that will be conducted under the CUP.

On-site drainage will be managed through Best Management Practices prescribed in the operation and reclamation plans. Potential risk of groundwater contamination will be minimized by the following:

- No direct surface drainage connecting to the wash plant water pond
- No mining excavation to depths within 5 feet of the water table
- No on-site storage of bulk fuel for vehicles

Potential risk of surface water contamination will be minimized by the following:

- All excavation areas will be internally drained
- All operation/processing areas will be graded to direct stormwater runoff to sedimentation control and detention

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basins to reduce run-off rates and Total Suspended Solids (TSS) to at or below County standards
– As appropriate, run-off from the batch plant areas and equipment storage locations will be treated to minimize potential oil and grease contamination.

- 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 drives connecting to Lake Drive and Hillside Road are located to minimize potential conflicts with public travel on these adjoining town roads. Hoffman will monitor hauling traffic and will make reasonable adjustments to operating hours, if necessary, to minimize traffic conflicts during peak travel times on the adjoining roadways.

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

Physical improvements and grading proposed for both sites have been designed to comply with the standards of the underlying A-1 EX District.

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PROJECT DESCRIPTION NARRATIVE

- **General description of operation:**
 - Mining, crushing, washing sand & gravel; concrete & asphalt batch plant; and import of pit run sand & gravel from within the Radio Tower CUP site and from the existing nonconforming (a/k/a "grandfathered") mineral extraction site located at 487 Hillside Road (confirmed per December 12, 2016 correspondence from Brian Standing). All materials will be used for WDOT I-39/90 reconstruction.
 - Mining: Approximately 4'-12' of sands & gravel will be mined over an approximate 45-acre area in phases and stockpiled for processing. Existing topsoil & subsoils will be mined and stockpiled for reclamation. Approximately 13 to 15 acres per phase will be mined using block mining techniques (strip & mine one area, then reclaim using topsoil and subsoil from next area). Approximately 600,000 cy of material to be mined and processed. Site will be internally drained during construction with emergency overflow.
 - Sand & gravel processing: sand & gravel from the pit run stockpile will be crushed, washed and stockpiled for concrete and asphalt operations. Sediment ponds and freshwater makeup pond (groundwater) will be used in the aggregate washing operation.
 - Concrete & asphalt batch plants: Approximately 12,000 cy of concrete batch is required per NB & SB mile of I-39. Asphalt is required for temporary roadways, cross-overs and asphalt shoulders. Access to I-39 will be direct to ROW, via Lake Drive underpass to ROW and/or via Lake Drive west to Hwy 73 north to I-39 interchange.
- Existing use of the land:
 - Land is currently a mixture of agriculture, wooded and abandoned sand & gravel pit.
- Existing natural features of the land including depth to groundwater:
 - Current land consists of rolling agricultural fields with wooded land and remnants of an old sand & gravel pit and fill dump site. Groundwater is estimated to be approximately at elevation 805'-815'.

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- Type and quantities of materials needed: approximately 12,000 cy of concrete batch per NB & SB mile of I-39 is required and washed sand and stone for temporary asphalt roadways, cross overs and shoulders. Approximately 600,000 cy of washed sands & gravels will be mined on site, with up to an additional 400,000 cy of pit run material hauled to the site for processing from the grandfathered Eastman location (487 Hillside Road)
- Proposed dates to begin extraction, end extraction & complete reclamation (based on proposed Wis DOT construction schedule – actual schedule may vary):
 - Phase I -- Site prep plant sites & stockpiles (46 acres) – April 2017
 - Mining phase II (15 acres) April-June 2017
 - Reclaim phase II mining – June 2017
 - Mining phase III (15 acres) June 2017-Aug 2017
 - Reclaim phase III mining – Aug 2017
 - Mining phase IV (15 acres) Aug 2017-Oct 2017
 - Reclaim phase IV (15 acres) Oct 2017
 - Crushing, washing sand & gravel – April 2017-Oct 2017 for NB I-39, Dane County Line to E. Church Rd project; March 2018-Oct 2018 or SB I-39, Dane County Line to E. Church Rd project; Additional dates as needed for future WisDOT contract lets
 - Concrete & asphalt batch – May 2017-Nov 2017; April 2018-Nov 2018
 - Import pit run Eastman Hillside grandfathered site Jan-March 2018
 - Complete concrete & asphalt batching Nov 2019
 - Restore haul roads, perimeter berms & plant site November 2025 or earlier as WisDOT lets contracts.
- Hours of Operation (based on Wis DOT construction schedule requirements):
 - Mining – 6:00am-6:00pm Mon-Friday, occasional Saturday
 - Crushing & washing – 24/5 Monday-Friday, occasional Saturday
 - Concrete & asphalt batching – Day and/or night as required to meet WisDOT contract requirements Mon-Sat, occasional Sunday
- Geologic composition & depth to mineral:
 - 9"-12" topsoil

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- 24"-36" silty/clay B horizon soil
- 4'-12' sand & gravel vein (to be mined & stockpiled)
- 12'+ fine clean sand
- Haul routes and traffic flow:
 - For NB I-39 (Dane County line to north of Church Road), ROW fence access directly from property
 - For SB I-39 (Dane County line to north of Church Road), Lake Drive underpass to I-39 SB ROW fence
 - For I-39 north of Church Road – Lake Drive west to Hwy 73 north to I-39 interchange
 - For cement import & asphalt millings (as needed) – I-39 interchange to Hwy 73 south to Lake Drive east to Eastman Radio Tower location
 - For pit run from Eastman Hillside Drive: Hillside Drive south to Radio Tower haul road (from east)
- Phasing plan:
 - Phase I – Operation site area preparation – erosion control, stormwater management, haul road construction, plant & stockpile laydown areas, sediment ponds & perimeter berms including restoration. Approximately 46 acres.
 - Phase II mining – I-39 east to fence line
 - Phase III mining fence line east to Hillside Drive
 - Phase IV mining Hillside Drive west to sediment ponds
 - Phase V – Import pit run from Hillside Grandfathered Site
- Equipment use:
 - Mining – backhoes & 40 ton articulated trucks, dozers, scrapers
 - Crushing – wheel loader, crushing plant, cone crusher, screen plant, conveyors & stackers
 - Washing – wheel loader, wash plant, pumps & piping, conveyors & stackers
 - Concrete & asphalt batch – batch plants, wheel loaders, bins & conveyors, quad axle dump trucks, tractor trailer combinations (cement import)
 - Quad axle dump truck import of pit run from Eastman grandfathered site

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- Site use:
 - Crushing, washing, screening, convey & stack, asphalt & concrete batching, import of pit run from Eastman grandfathered site Hillside
 - No fuel storage, unit fill fuel delivery
 - Liquid asphalt delivery and temporary storage
- Excavation & groundwater:
 - Freshwater wash pond (groundwater) will be excavated and used as source of wash water. Two sediment ponds will be used to receive wash water from wash plant prior to discharge and recycle freshwater wash pond water for re-use (closed loop). The freshwater/sediment ponds and stormwater management basins are planned to remain and will be incorporated into the site reclamation plan as wildlife ponds.
- Temporary or permanent structures:
 - No permanent structures to remain. Temporary structures include the job trailer, scale, access control gates, signage, asphalt & concrete batch plants and washing/screening/crushing/conveying equipment will be removed at the conclusion of the project. Site improvements that may be removed will be coordinated with the land owner and may include temporary pavement and portions of the access drives and perimeter screening berm.
- Erosion control measures
 - Wis DOT & Wis DNR selected site storm water plan (TRANS 401) to be designed, approved and implemented including tracking pads, perimeter & screening berms, silt fence, sediment ponds, emergency overflow. Water and/or calcium chloride to be used for dust control. Fuel spill kits to be present on site. Mechanical broom available for sediment control on roadways.
- Proposed reclamation use:
 - Land will reclaimed to support agricultural cultivation and/or re-vegetation of upland areas and water management features to maintain and enhance wildlife habitat within the CUP area.

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Conditional Use Permit Application Exhibits

- A. Legal Description and Map
- B. Vicinity Map
- C. Topographic Map
- D. Operations Site Plan
- E. Representative illustrations of typical equipment



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Black River Falls, WI 54615

LEGAL DESCRIPTION

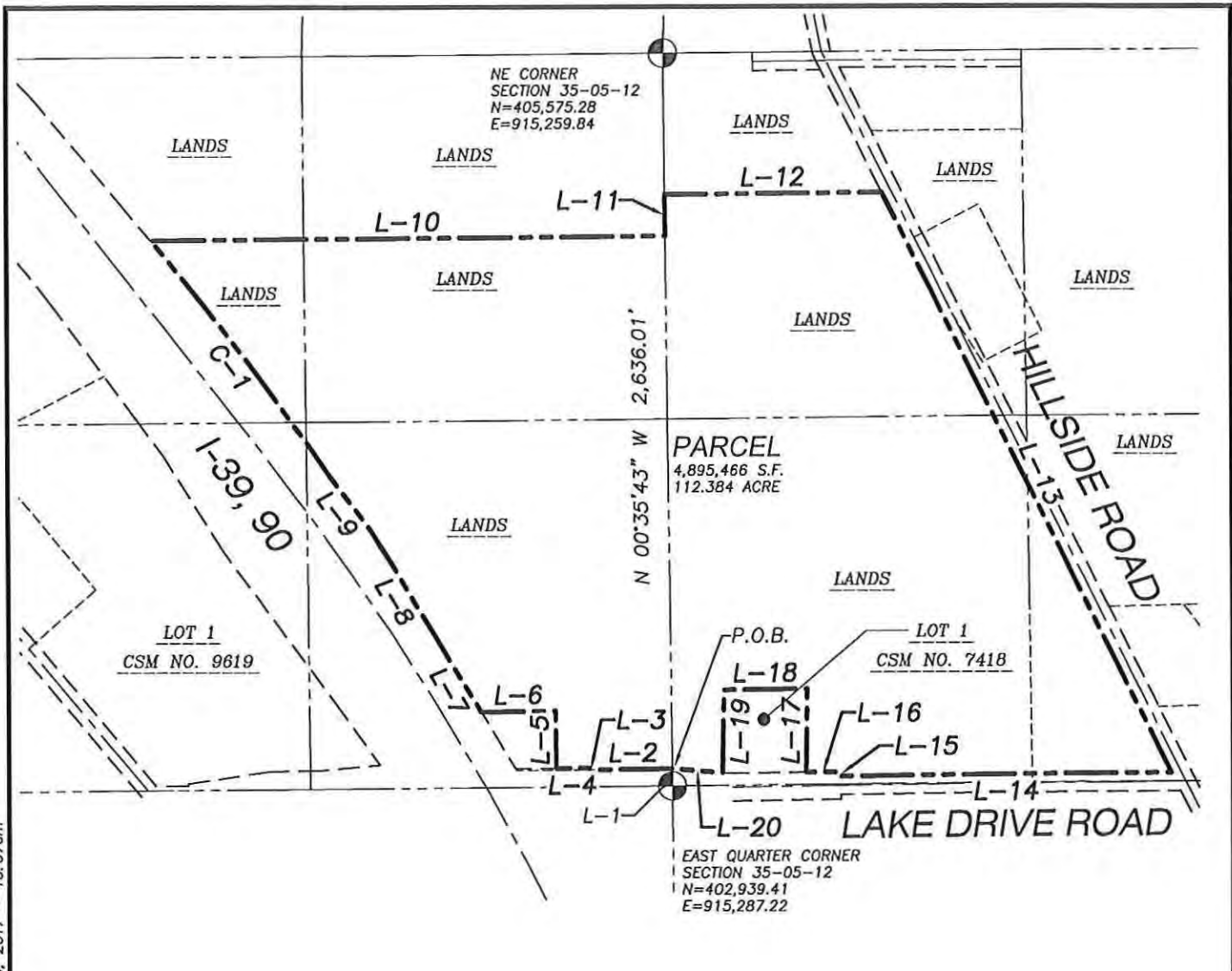
Part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northwest Quarter of the Northeast Quarter of Section 35 and part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 05 North, Range 12 East, Town of Albion, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter corner of Section 35, aforesaid; thence North 00 degrees 35 minutes 43 seconds West along the East line of said Section 35, aforesaid, 62.10 feet to the North right-of-way line of Lake Drive Road and the Point of Beginning; thence South 89 degrees 19 minute 46 seconds West along said North right-of-way line, 284.84 feet; thence North 74 degrees 54 minutes 18 seconds West along said North right-of-way line, 23.14 feet; thence South 89 degrees 35 minutes 16 seconds West along said North right-of-way line, 119.09 feet to the East line of a lease; thence North 00 degrees 37 minutes 34 seconds West along said lease line, 206.81 feet to the Northline of said lease; thence South 89 degrees 22 minutes 26 seconds West along said North lease line, 273.56 feet to the Northeasterly right-of-way line; thence Northwesterly along said right-of-way line for the next four calls, North 31 degrees 37 minutes 48 seconds West, 245.08 feet; thence North 31 degrees 37 minutes 48 seconds West, 515.88 feet; thence North 37 degrees 33 minutes 27 seconds West, 253.74 feet to a point of curve; thence Northwesterly 1,069.84 feet along an arc of a curve to the Left, having a radius of 11,559.19 feet, the chord bears North 37 degrees 37 minutes 35 seconds West, 1,069.45 feet; thence North 89 degrees 36 minutes 13 seconds East, 1,888.88 feet to the East line of the Northeast Quarter of Section 35, aforesaid; thence North 00 degree 35 minutes 43 seconds West along said East line, 150.00 feet; thence North 89 degrees 35 minutes 17 seconds East, 800.25 feet more or less to the Westerly right-of-way line of Hillside Road; thence South 26 degrees 52 minutes 55 seconds East along said right-of-way line, 2,339.08 feet more or less to the North right-of-way line of Lake Drive Road; thence South 89 degrees 23 minutes 30 seconds West along said North right-of-way line, 1,217.25 feet; thence North 00 degrees 47 minutes 58 seconds West along said North right-of-way line, 15.94 feet; thence South 89 degrees 19 minutes 46 seconds West along said North right-of-way line, 126.18 feet to the East line of Lot 1, Certified Survey Map No. 7418; thence North 00 degrees 54 minutes 05 seconds East along the East line of said Lot 1 a distance of 300.07 feet to the North line of Lot 1, aforesaid; thence South 89 degrees 31 minutes 31 seconds West along said North line, 307.85 feet to the West line of Lot 1, aforesaid; thence South 00 degrees 54 minute 05 seconds West along said West line, 298.01 feet to the North right-of-way line of Lake Drive Road; thence North 85 degrees 26 minutes 54 seconds West along said North right-of-way line, 185.62 feet to the Point of Beginning.

Said parcel contains 4,895,466 square feet or 112.384 acres more or less.

Boundary subject to change upon an accurate field survey of Section 36 and Hillside Road.

File: I:\2017\177752\DWG\177752 BaseMap.dwg Layout: LTR User: JK Plotted: Jan 19, 2017 - 10:07am



LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE

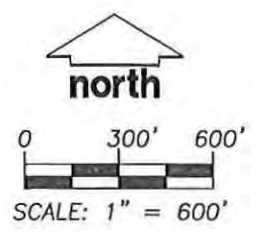
NOTES

1. BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 05 NORTH, RANGE 12 EAST BEARS N 00°35'43" W.
2. SEE SHEET 2 FOR LINE AND CURVE TABLES.

EXHIBIT

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 05 NORTH, RANGE 12 EAST, TOWN OF ALBION, DANE COUNTY, WISCONSIN

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: HOFFMAN CONSTRUCTION 123 C.T.H. A BLACK RIVER FALLS, WI 54615	PROJECT NO: 17-7752 FILE NO: A-* FIELDBOOK/PG: - SHEET NO: 1 OF 2	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 00°35'43" W	62.10'
L-2	S 89°19'46" W	284.84'
L-3	N 74°54'18" W	23.14'
L-4	S 89°35'16" W	119.09'
L-5	N 00°37'34" W	206.81'
L-6	S 89°22'26" W	273.56'
L-7	N 31°37'48" W	245.08'
L-8	N 31°37'48" W	515.88'
L-9	N 37°33'27" W	253.74'
L-10	N 89°36'13" E	1888.88'
L-11	N 00°35'43" W	150.00'
L-12	N 89°35'17" E	800.25'
L-13	S 26°52'55" E	2339.08'
L-14	S 89°23'30" W	1217.25'
L-15	N 00°47'58" W	15.94'
L-16	S 89°19'46" W	126.18'
L-17	N 00°54'05" E	300.07'
L-18	S 89°31'31" W	307.85'
L-19	S 00°54'05" W	298.01'
L-20	N 85°26'54" W	185.62'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1069.84'	11559.19'	5°18'10"	1069.45'	N 37°37'35" W

EXHIBIT

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 05 NORTH, RANGE 12 EAST, TOWN OF ALBION, DANE COUNTY, WISCONSIN

PREPARED BY:

JSD Professional Services, Inc.
 * Engineers * Surveyors * Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

HOFFMAN
 CONSTRUCTION
 123 C.T.H. A
 BLACK RIVER FALLS,
 WI 54615

PROJECT NO: 17-7752

FILE NO: A-*

FIELDBOOK/PG: -

SHEET NO: 2 OF 2

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

Hoffman CUP

Tax Parcel Numbers

002/0512-351-9500-8

002/0512-362-9101-8

002/0512-351-8500-0

002/0512-351-8000-5

002/0512-362-8600-6

002/0512-362-9690-6

002/0512-363-8580-1

002/0512-351-8570-6

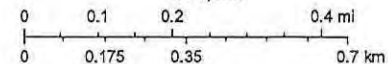
Vicinity Map



January 19, 2017

- | | | | |
|---|---------------------------|-------------------------|------------------------|
| DNR Wetlands | A-B Agricultural Business | LC-1 Limited Commercial | Wetland (zoned out of) |
| Perennial Stream; Hidden Perennial Stream | B-1 Local Business | M-1 Industrial | Tax Parcels |
| Intermittent Stream; Hidden Intermittent Stream | C-1 Light Commercial | R-1, R-1A, R-2, R-3 | |
| Constructed Drainage | C-2 Heavy Commercial | R-3A, R-4 | |
| A-1 or A-1 EX Agricultural | CO-1 Conservancy | RE-1 Recreational | |
| A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural | EXP-1 Expo | RH-1, RH-2, RH-3, RH-4 | |

1:10,155



Planning
Water Resources
Parcel Text
Parcels

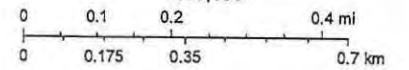
Topography



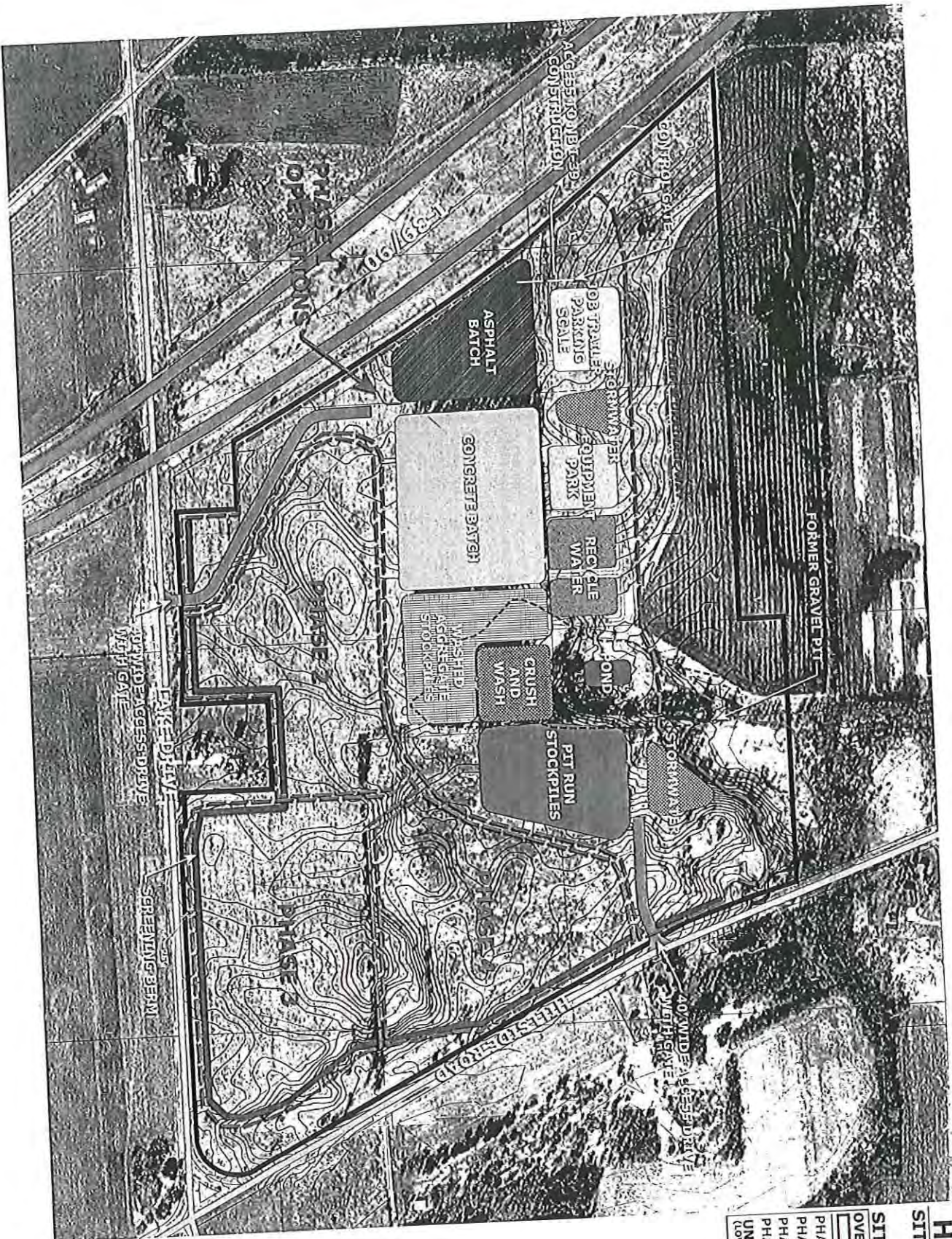
January 19, 2017

- Contours - 10 ft Intervals
- Tax Parcels

1:10,155



Planning
Water Resources
Parcel Text
Parcels



HOFFMAN CUP

SITE OPERATIONS PLAN

SITE AREAS	
OVERALL	APPROX. 112 AC
PHASE 1:	46 AC
PHASE 2:	13+ AC
PHASE 3:	13+ AC
PHASE 4:	13+ AC
UNUSED:	27 AC
(LOW TERRAIN)	



1" = 0' 100 Feet

HOFFMAN CONSTRUCTION CO.

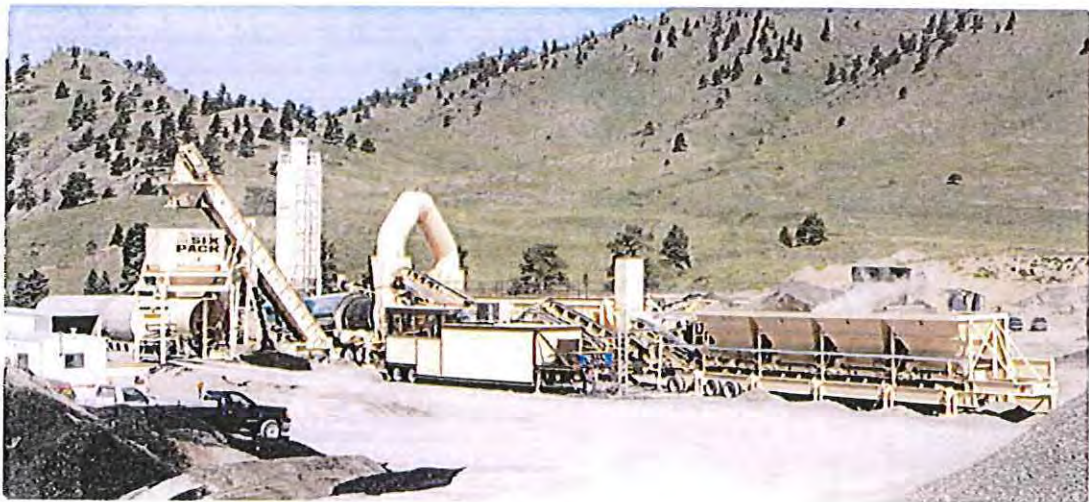


123 CTH A
Black River Falls, WI 54615
Phone (715) 284-2512 Fax (715) 284-9698
www.hoffmanconstructionco.com

E. Illustrations of Representative Equipment



Portable concrete batch plant



Portable asphalt plant

HOFFMAN CONSTRUCTION CO.



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Aggregate wash plant



Impact crusher & screen



Stacker conveyor