

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
11/15/2016	DCPREZ-2016-11078
Public Hearing Date	C.U.P. Number
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JONATHAN J HALVERSON	PHONE (with Area Code) (608) 884-9106	AGENT NAME JONATHAN HALVERSON	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	
south of 410 Haugen Rd.					
TOWNSHIP ALBION	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-274-8020-0					

REASON FOR REZONE	CUP DESCRIPTION
READY MIX CONCRETE PLANT C-2 TO A-2 (4)	CONCRETE BATCH PLANT SEE CUP # 2367

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	A-2 (4) Agriculture District	5.2		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DJE1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		

PRINT NAME:
Jonathan Halverson

DATE:
11-15-16

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/16/2016	DCPCUP-2016-02367
Public Hearing Date	
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RAMSEY PIT LLC	Phone with Area Code (608) 884-9106	AGENT NAME JONATHAN HALVERSON	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 CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
south of 410 Haugen Rd.					
TOWNSHIP ALBION	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-061-9001-3		---		---	
0512-274-8020-0					
0512-061-9001-3					
0512-274-8020-0					

CUP DESCRIPTION
Concrete batch plant

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(a)	5.2

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:

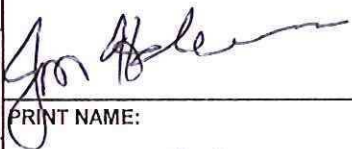
Dane County Rezone & Conditional Use Permit

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	APPLICANT TO SUBMIT COMPLETE LEGAL DESC. 10/20/16	RESTRICTION REQUIRED? Yes <input type="checkbox"/> No <input type="checkbox"/>	INSPECTOR'S INITIALS DJE1	SIGNATURE: (Owner or Agent) 
Applicant Initials	Applicant Initials			PRINT NAME: Jon Halverson
				DATE: 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)

**SEE
REVISED**

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

Petition # 2367

Public Hearing Date 12/13/16

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

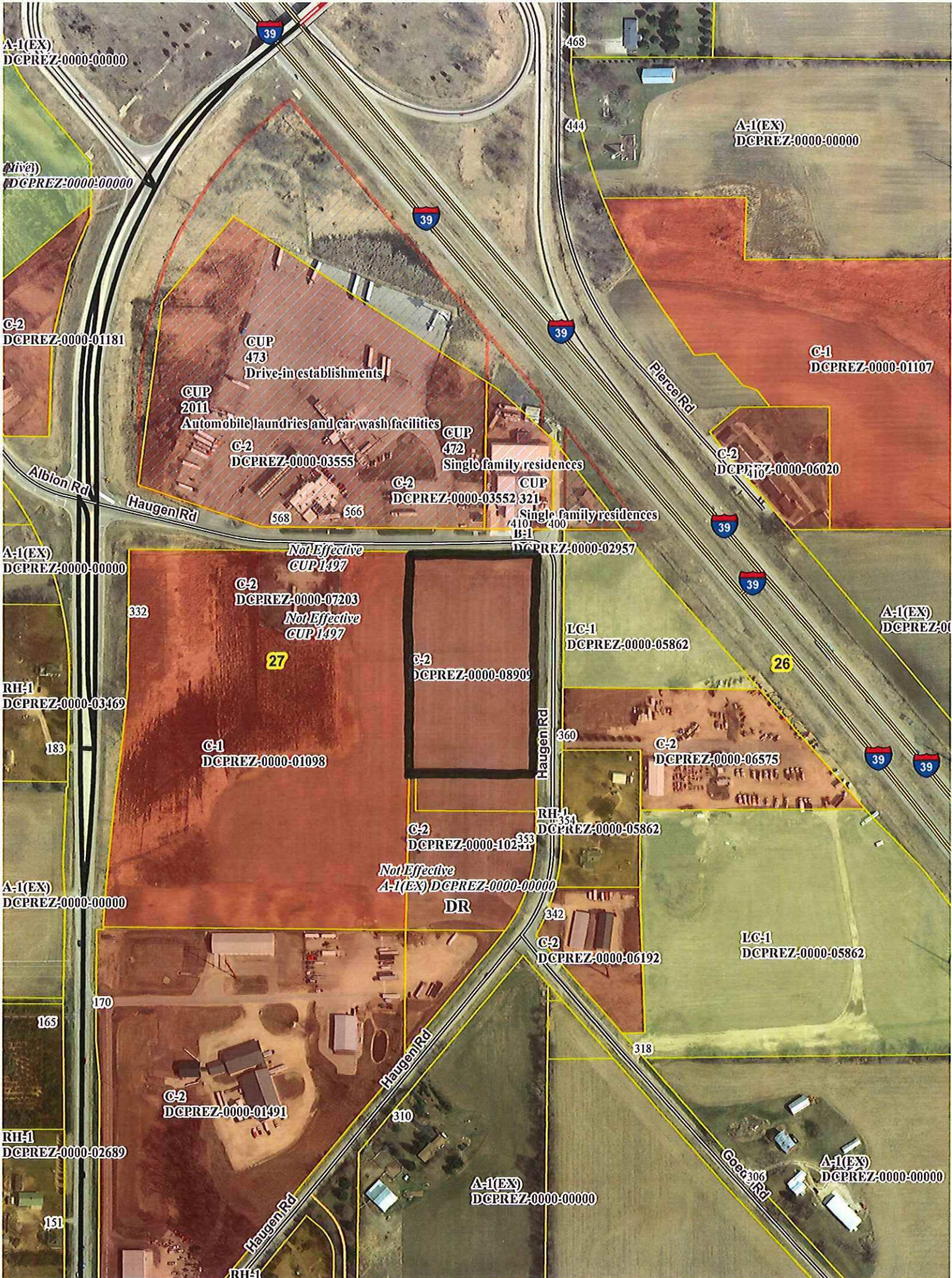
Comments:

Planning Review

- 1. Density Study Needed? Yes / No
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: Issue)



A-1(EX)
DCPREZ-0000-00000

(Misc)
DCPREZ-0000-00000

C-2
DCPREZ-0000-01181

CUP
473
Drive-in establishments

CUP
2011
Automobile laundries and car wash facilities

C-2
DCPREZ-0000-03555

CUP
472
Single family residences

C-2
DCPREZ-0000-03552

CUP
321
Single family residences

B-1
DCPREZ-0000-02957

A-1(EX)
DCPREZ-0000-00000

C-1
DCPREZ-0000-01107

C-2
DCPREZ-0000-06020

A-1(EX)
DCPREZ-0000-00000

Not Effective
CUP 1497
C-2
DCPREZ-0000-07203
Not Effective
CUP 1497

27

C-2
DCPREZ-0000-08909

LC-1
DCPREZ-0000-05862

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-03469

C-1
DCPREZ-0000-01093

C-2
DCPREZ-0000-06575

RH-1
DCPREZ-0000-05862

C-2
DCPREZ-0000-10231

Not Effective
A-1(EX) DCPREZ-0000-00000
DR

A-1(EX)
DCPREZ-0000-00000

C-2
DCPREZ-0000-06192

LC-1
DCPREZ-0000-05862

165

C-2
DCPREZ-0000-01491

RH-1
DCPREZ-0000-02689

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

151

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
Aspl

A-2
DCPREZ-0000-04816

B-1
DCPREZ-0000-03051

RH-2
DCPREZ-0000-06070

Endpoint Solutions

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

CUP # 2367 REVISED
TO REFLECT PARCEL: 0512-274-8020-0

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

November 14, 2016

**Subject: Ready Mix Concrete Batch Plant Conditional Use Permit Application
Amendment**
Parcel # 051227480200, Town of Albion, Wisconsin

Dear Mr. Everson:

Endpoint Solutions Corp. (Endpoint), on behalf of Mr. Jon Halverson (property owner), is submitting the enclosed conditional use permit (CUP) application, drawings and supporting information for your review regarding the proposed ready mix concrete (RMC) batch plant to be installed on Parcel #051227480200 on Haugen Road, Town of Albion, Dane County, Wisconsin ("the Site"). This application is a revision to the location specified in the application submitted October 19, 2016. The original application proposed to install the RMC batch plant at the Ramsey Pit Quarry located on Ramsey Road in the Town of Albion. This alternate location was selected to be closer to the intended construction projects (i.e., The Interstate-39/90 Corridor Expansion Project and related municipal and County projects). The Haugen Road location also has the added benefit of being surrounded by commercial businesses with similar truck traffic as would be required for the RMC batch plant operation.

CONTACT INFORMATION

SITE:

Parcel 1 PIN -051227480200
Legal Description - SEC 27-5-12 NE1/4SE1/4 Lot 1
CSM 11188 CS67/234-235 09-29-04
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
1400 Ramsey Road
Stoughton, WI 53589

CUP APPLICATION

Mr. Jon Halverson is requesting this CUP to operate a temporary and portable RMC batch plant for projects awarded on the Wisconsin Department of Transportation (WDOT) Interstate-39/90 (I-39/90) Expansion Project and related County and municipal sponsored projects. The WDOT is in the process of updating and expanding the I-39/90 Corridor from the Illinois/Wisconsin State line to Madison, Wisconsin through 2022. The I-39/90 Expansion Project will also generate work at the County and municipal level as ramps, cross roads, and other County and municipal infrastructure requires modification or improvements to accommodate the WDOT work. RMC is the primary construction material used for pavement, supports, driveways, ramps, and other portions of the State, County, and municipal projects. This has created demand for a locally available and economical option for the production and distribution of RMC to ensure on-time and on-budget completion of the project thereby reducing costs to tax payers and impacts on commuters. The I-39/90 Expansion Project and related County and municipal work is expected to be ongoing from January 1, 2017 to December 31, 2022.

SITING/ZONING

The next segment of construction on the I-39/90 Expansion Project will be near the Rock River Bridge in Edgerton, Wisconsin. The proposed location on Haugen Road is 3.5 miles away along I-39/90 and 5 miles away along Hwy 51 and Hwy 59. Based upon the proximity to the proposed construction work, accessibility to truck traffic, and generally consistent commercial land use of the surrounding parcels, the Site offers an ideal location for the staging of a portable RMC batch plant to support the I-39/90 Expansion Project and associated County and municipal updates.

The Site is zoned C-2 Commercial District and is currently leased and utilized as cropland. The parcel is 5.2 acres in size with approximately 365 feet of frontage on Haugen Road on the north side of the parcel. An RMC batch plant is not a conditional use for the C-2 zoning district so Mr. Halverson is also requesting a zoning change to A-2 Agricultural District under separate cover. RMC batch plants are a conditional use in the A-2 District.

The proposed operative area at the parcel was identified so as to meet the proper front, side, and rear setback requirements as identified in Dane County Zoning Regulations for the proposed A-2 Agricultural District zoning. No building or accessory structure is proposed as part of the application. The mechanical equipment will have hoppers with a total height of 50 feet above grade to allow gravity filling of trucks. The batch plant will be portable in order to be located adjacent to where aggregate storage is occurring at the Site. The proposed area of operation for the portable plant as well as the existing setback requirements, potential storage areas, and driveway are shown on **Figure 1**. The land use of neighboring parcels along with their zoning is illustrated on **Figure 2**.

OPERATIONS PLAN

The proposed temporary and portable installation of an RMC Batch Plant would be utilized to mix concrete and load concrete trucks to supply I-39/90 Corridor Expansion Project jobsites and related County and municipal projects required due to the corridor expansion. While the exact number of employees will depend on the size and timing of the job awarded, similar plants staff

between 5 and 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 occasionally requires nighttime work to limit impacts to drivers and to improve worker and driver safety during certain times in the construction schedule. As such, this Conditional Use Permit application requests the ability to operate 24/7 when required to accommodate the State, County, or municipal construction schedule.

If operations occur at night, outdoor lighting will be provided by portable lighting for the purpose of employee visibility and safety. To mitigate impacts to adjacent properties and roadways, the lights will be directed away from property lines and roadways and shielded if necessary so as not to create a public nuisance. Typical generator operated lights produce sound levels in the 55-65 decibels (dB) range. For comparison, a typical vacuum cleaner produces sound levels ranging from 60-85 dBs.

Outdoor storage would consist of piles stored within the operative area identified on **Figure 1**. Cement materials would be stored in portable bins and handled internal to the mixing vessels so as to eliminate as much dust exposure as is reasonably possible. Activities conducted outdoors at the Site would include the staging, handling, and mixing of materials, loading of concrete trucks, and washout of trucks into designated areas in accordance with applicable stormwater requirements. Waste generated from washing activities would be recycled or removed from the Site for disposal as necessary. Refuse would be handled by an onsite dumpster that would be regularly emptied by a local waste management service.

Vehicle traffic would approach the Site from Hwy-51 onto Haugen Road. Truck traffic routes to and from the Site would be directed to minimize traffic on local roads and avoid residential neighborhoods and roadways. The Site would have one bidirectional driveway installed in accordance with Town of Albion ordinances to prevent congestion and backups on the roadway. Refer to **Figure 1** for the driveway location and traffic route.

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 RMC batch plant will be operated to minimize impacts to the public as much as possible. All ingredients that will be handled, with the exception of cement, are screened prior to arriving onsite to reduce the potential for dust generation. Cement will be handled internally and transferred with specialized equipment designed to reduce dust emissions as much as possible. Truck traffic is consistent with traffic generated from neighboring parcels and will be directed away from nearby residential properties.

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.

Adjacent parcels to the west and south are currently undeveloped, but zoned commercial. Parcels to the north and east are also zoned commercial and utilized for semi-tractor and trailer parking and refueling and other commercial uses. The nearest residences are located over 175' and 210' from the northeast and southeast property corners, respectively. The proposed use is consistent with neighboring non-residential parcels, and potential impacts to neighboring residential parcels from increased traffic, noise, and light will be limited to the extent practical by the following proposed operational parameters:

- a) Utilizing Haugen Road to access Hwy-51 and the interstate in order to avoid passing any residences between the site and construction projects;
 - b) Use of mobile equipment and lights utilizing the quietest generator reasonably available for the task; and
 - c) Directing lights so as to minimize incident light on any neighboring parcels and roadways.
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 will have similar truck traffic and operating times expected from a commercial area and consistent with the existing neighboring commercial operations. The parcel is of sufficient size (>5 acres) to allow sufficient setbacks from neighboring parcels and roadways to minimize impacts.

4. THAT ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY SITE IMPROVEMENTS HAVE BEEN OR ARE BEING MADE.

The proposed RMC batch plant will be a temporary and portable installation. One driveway as shown on **Figure 1** will be installed with a culvert in accordance with Town of Albion requirements and permitting. Minor clearing, grading, and filling will be performed to prepare the ground for the batching equipment and stockpile areas. Electrical service at the Facility will be provided by portable generator units as necessary for nighttime work. A new onsite water well will be applied for and installed in accordance with all State and Town of Albion requirements. No sewer connection will be necessary. Onsite water would be used for the batching operations or truck washout. As this is a temporary installation for construction with no associated building, sanitation facilities for onsite workers will be provided by portable toilets. Stormwater permits and improvements required by the Town, County, and/or State will be installed as required and applicable.

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.

Endpoint Solutions

Proposed traffic patterns at the Facility are expected to follow Haugen Road to Hwy-51 from the northern half of the Site so as to eliminate traffic past residential parcels. One bi-direction driveway will be installed to minimize congestion and backups on the roadway.

6. THAT THE CONDITIONAL USE SHALL CONFORM TO ALL APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED.


The proposed RMC batch plan will require a rezone from C-2 Commercial to A-2 Agricultural to allow the conditional use. However, the proposed operations have been planned to comply with applicable A-2 zoning and land development requirements including but not limited to setbacks as identified in Chapter 10; Section 10.126 of the Dane County Zoning Ordinance.

CLOSING

Endpoint, on behalf of Mr. Jon Halverson, is submitting the enclosed Conditional Use Permit application amendment for the proposed RMC plant along with the required attachments. 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,

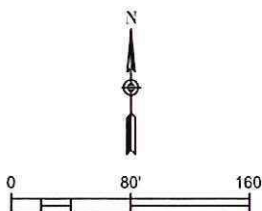
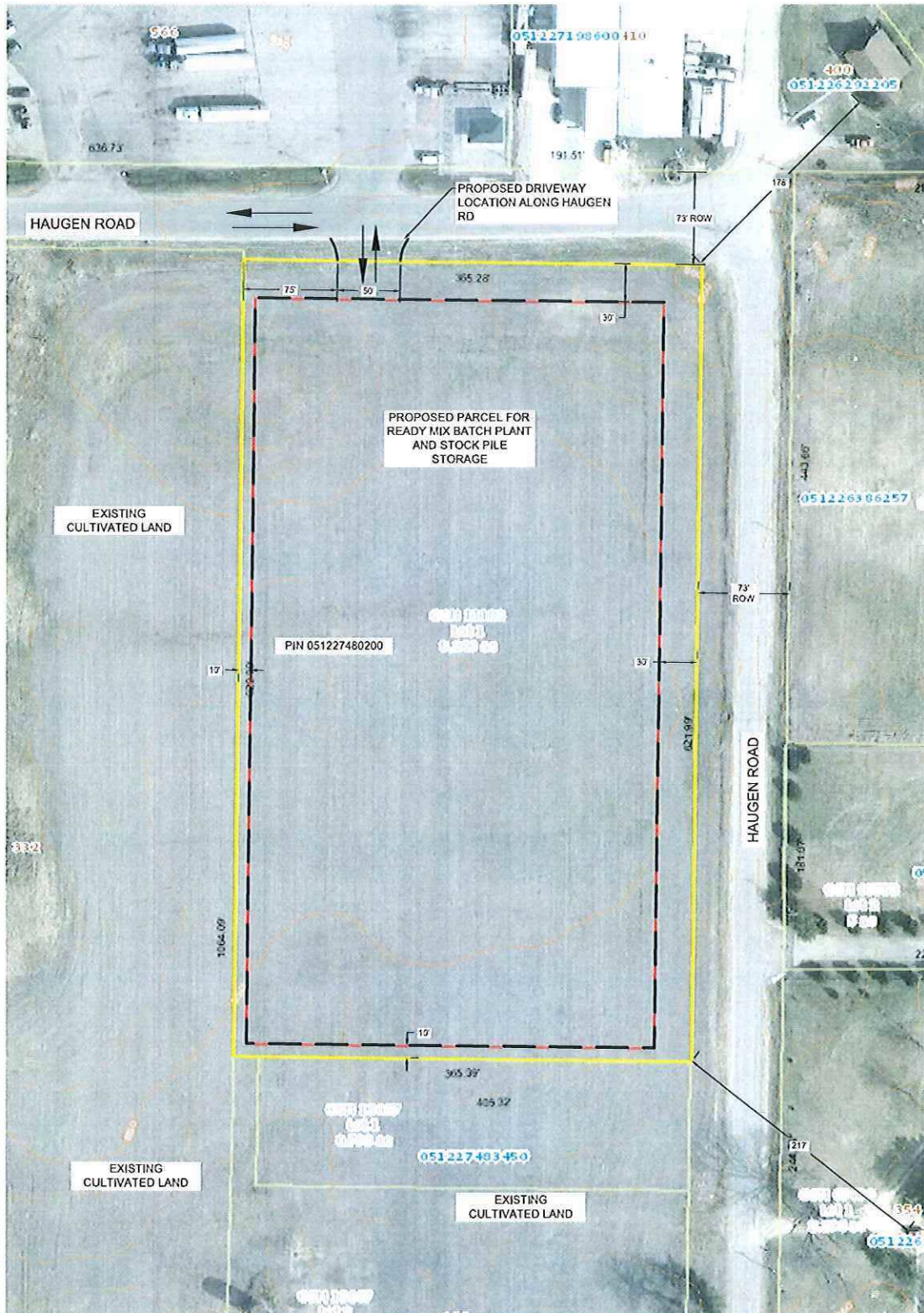
Endpoint Solutions


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

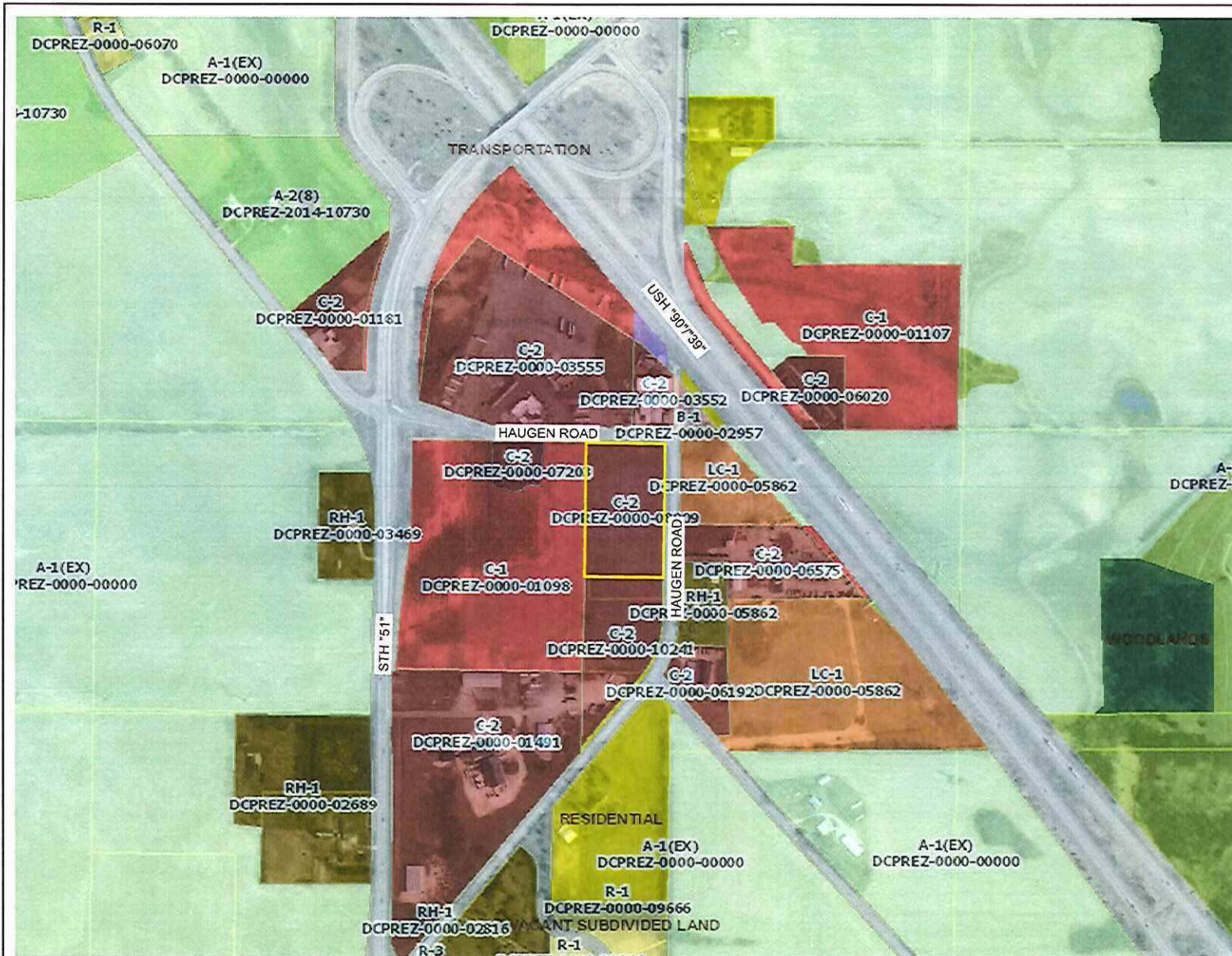

Marie M. Venné, P.E.
Senior Engineer

cc: Jon Halverson, Property Owner

[Enclosures]

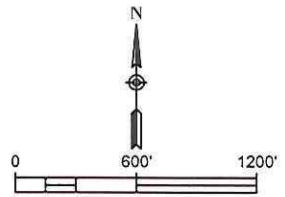


FACILITY LAYOUT		
FOREVER SANDFILL AND LIMESTONE, INC. VACANT PARCEL IN TOWN OF ALEGION EDGERTON, WISCONSIN 53534		
Endpoint Solutions		
6971 S. Levens Lane Fracas, WI 53132		
Phone: (414) 427-1200	DATE: 11/14/25	Fax: (414) 427-1255
DRAWN BY: MMV	PROJECT NO: 393-002-001	Figure 1
REVIEWED BY: MMV		



FACILITY BOUNDARY

- A-1 or A-1EX Agricultural
- A-2, A-2(1), A-2(2), A-2(4), A-2(6), A-3 Agricultural
- A-B 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 (zoned out of)
- Agriculture
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Water
- Woodland
- Tax Parcels



SURROUNDING LAND USE & ZONING MAP

FOREVER SANDFILL AND LIMESTONE, INC.
 VACANT PARCEL IN TOWN OF ALBION
 EDGERTON, WISCONSIN 53534

Endpoint Solutions
 6871 S. Lovers Lane
 Franklin, WI 53132

Phone: (414) 427-1200	DATE: 11/09/16	Fax: (414) 427-1259
DRAWN BY: NWD	PROJECT NO: 393-002-001	Figure 2
REVIEWED BY: AJM		

P:\Projects\Bldg\endpointsol\393-002-001\393-002-001-001.dwg
 SOURCE: DANIEL COUNTY GIS

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2015

TOWN OF ALBION

DATE 1/28/16

JONATHAN J HALVERSON
 RACHAEL HALVERSON
 1200 RAMSEY RD
 STURBECKTON WI 53588

BILL NUMBER: 21403

IMPORTANT: Correspondence should refer to parcel number.
 See reverse side for important information.
 Be sure this description covers your property. This description is
 for property tax bill only and may not be a full legal description.

4656076 4656075 4172179 ACRES: 5.209
 SEC 27, T 03 N, R 10 E, NE1/4 SW1/4
 PLAT: 11188-CSM 11188
 BLOCK/CONDO: LOT 1
 LOT 1 CSM 11188 0967/234-534 09-29-04
 ORDER AS SEC 27-5 1/4 PRT H11743E1/4
 (5.209 ACRE)

Parcel #: 0512-274-8020 0

Alt. Parcel #:

Property Address:

Assessed Value Land 1,500
 Ass'd. Value Improvements
 Total Assessed Value 1,500

Ave. Assmt. Ratio 0.9011
 Net Assessed Value Rate (Does NOT reflect credits) 0.016218676

Est. Fair Mkt. Land See Reverse
 Est. Fair Mkt. Improvements Use Value Determination
 Total Est. Fair Mkt.

A Star in this box means Unpaid Prior Year Taxes
 School taxes reduced by school levy tax credit 52.78

Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	2015 Net Tax	% Tax Change
STATE OF WISCONSIN			0.26	0.25	-1.03
DAIRY COUNTY	3,674	3,710	5.16	5.29	1.75
TOWN OF ALBION	197,464	192,184	4.13	2.93	-2.93
EDBERTON SCHOOL DIST	2,217,077	2,222,616	13.55	12.42	-8.43
ALBION SANITARY DIST #			1.18	1.18	0.00
EDBERTON FIRE			0.95	0.95	0.00
MADISON TECH COLLEGE	7,600	6,774	1.43	1.37	-4.55
Total	2,445,881	2,438,401	23.67	24.47	3.43
	First Dollar Credit				
	Lottery & Gaming Credit				
	Net Property Tax		24.67	24.47	-0.81

Make Check Payable to:
 TOWN OF ALBION
 TREASURER
 400 ALBION RD
 EDBERTON WI 53534

Full Payment Due On or Before January 31, 2016
 \$1,606.43

Or First Installment Due On or Before January 31, 2016
 \$1,606.43

And Second Installment Payment Payable To
 T ADAM GALLAGHER
 DAIRY COUNTY TREASURER
 PO BOX 1299
 MADISON WI 53701

And Second Installment Due On or Before July 31, 2016
 \$0.00

Net Property Tax 24.47
 ALBION SANITARY DIST 1,581.96

FOR TREASURERS USE ONLY

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2016
 ▶ \$ 1,606.43

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

PAYMENT
 BALANCE
 DATE

Certified Survey Map

Part of the NE 1/4 and the SW 1/4 of Section 27, T59N,
R. 12E., Town of Alton, Dane County Wisconsin

West 1/4 Corner,
Section 27,
Position of Record
from previous surveys.

East 1/4 Corner,
Section 27,
Aluminum Monument
Found

North line
of SE 1/4
(S89°33'E, 405.27')
(N89°49'18"E, 405.27')

4871.06'

Pavement Center

HAUGAN ROAD

DEDICATED TO THE PUBLIC
(N89°49'18"E, 365.28')

Haugan Road shown on adjoining
surveys and reserved in deeds as
66 feet wide. This width also fits
paved and centerline. Original road
centerline 49.5 feet.

Legend:

- = 1 dia. iron pipe found
unless otherwise noted
- = 1 dia. X 24" long iron rod set
1 lb. per Lineal Foot
- When Different Parentheses
Indicate Recorded As

unplatted lands

Lot 1

0.209 acres or
226,887 square feet

"OLD 70"

DEDICATED TO THE PUBLIC

GOEDE ROAD

NOTES:

- 1) Surveyed for
J & M Land Company,
c/o Jon Halverson,
1400 Ramsey Road,
Stoughton, WI 53509.
- 2) Owners of Property are
Keith E. Holden and
Jerome A. Shinkay,
2727 W. Deer Path Trail,
Janesville, WI 53515.

Assumed North, referenced to
the 1/4 W 1/4 line
of Section 27,
shown to bear
N89°49'19"E.



Scale 1" = 100'

365.39'
(N89°52'47"W, 405.39')
(N89°15'W, 405.27')

unplatted lands

Southeast Corner,
Section 27,
Stone Monument
of Record

Wisconsin Mapping

surveying and mapping services
358 West Quarry Street, Dorsefield, Wisconsin 53531
(608) 764 5602

Dwg. No. 2818-04 Date 09/07/2004

Sheet 1 of 2

Document No. 397 3055

C. S. M. No. 11188 V. 67 P. 234

2/12



Conditional Use Application

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

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>Jon and Rachael Halverson</u>	Agent	<u>Marie Venne, P.E. (Endpoint Solutions)</u>
Address	<u>1400 Ramsey Road, Stoughton, WI 53589</u>	Address	<u>6871 S. Lovers Lane; Franklin, WI 53132</u>
Phone	<u>608-884-9106</u>	Phone	<u>414-858-2104</u>
Email	<u>jhalver@frontier.com</u>	Email	<u>marie@endpointcorporation.com</u>

Parcel numbers affected: 05122748020 Section: 27 Town: 5N Range: 12E

Property Address: No Primary Parcel Address Available

Existing/ Proposed Zoning District : C-2 Commercial District

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

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

Endpoint Solutions

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

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

November 14, 2016

Subject: Parcel Rezoning Application
Parcel # 051227480200, Town of Albion, Wisconsin

Dear Mr. Everson:

Endpoint Solutions Corp. (Endpoint), on behalf of Mr. Jon Halverson (property owner), is submitting the enclosed application, drawing and supporting information for your review regarding the proposed zoning change for Mr. Halverson's property identified as Parcel #051227480200 on Haugen Road, Town of Albion, Dane County, Wisconsin ("the Site").

CONTACT INFORMATION

SITE:

Parcel 1 PIN -051227480200
No physical address is provided
Legal Description - SEC 27-5-12 NE1/4SE1/4 Lot 1
CSM 11188 CS67/234-235 09-29-04
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
1400 Ramsey Road
Stoughton, WI 53589

REZONING REQUEST

At present, the Site is zoned C-2 Commercial District and is utilized as cropland. The parcel is 5.2 acres in size with approximately 365 feet of frontage on the north property line on Haugen Road. Mr. Halverson is requesting the subject parcel be rezoned to A-2(4) Agricultural District to allow for the proposed installation and operation of a temporary, portable ready mix concrete (RMC) batch plant. A conditional use permit (CUP) application has also been submitted under separate cover for the proposed RMC batch plant installation. Activities at the site will include receiving, staging, and handling of raw materials; mixing of ready mix concrete; truck loading; and truck cleanout. Onsite utilities will include the use of portable generators as well as construction and installation of an industrial water well in accordance with applicable local and state requirements. An appropriate

driveway permit as well as required State or local stormwater permits will be applied for and obtained under separate cover pending approval of the parcel rezoning and conditional use application (separate cover). A figure identifying the Site, Site dimensions, adjacent roadway right of ways, and other pertinent Site information as required is included on **Figure 1**.

Presently, neighboring parcels within ½ mile of the Site are identified as possessing a variety of land uses including C-1 and C-2 Commercial, LC-1 Limited Commercial, B-1 Business, RH-1 Rural Housing, A1 Exclusive Agriculture, R-1 Residential, and A-2(8) Agricultural designations. A map outlining the neighboring land use of adjacent and nearby parcels can be found in **Figure 2**. Adjacent parcels to the west and south are currently undeveloped, but zoned commercial. Parcels to the north and east are also zoned commercial and utilized for semi-tractor and trailer parking and refueling and other commercial uses. The nearest residences are located over 175' and 210' from the northeast and southeast property corners, respectively. The proposed use is consistent with neighboring non-residential parcels, and potential impacts to neighboring residential parcels from increased traffic, noise, and light will be limited to the extent practical. The RMC batch plant will have similar truck traffic and operating times expected from a commercial area and consistent with the existing neighboring commercial operations. The parcel is of sufficient size (>5 acres) to allow sufficient setbacks from neighboring parcels and roadways to minimize impacts.

PROPOSED USE

The proposed temporary and portable installation of an RMC Batch Plant would be utilized to mix concrete and load concrete trucks to supply I-39/90 Corridor Expansion Project jobsites and related County and municipal projects required due to the corridor expansion. While the exact number of employees will depend on the size and timing of the job awarded, similar plants staff between 5 and 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, Wisconsin Department of Transportation (WDOT) does require nighttime work to limit impacts to drivers and to improve worker and driver safety during certain time in the project schedule.

If operations occur at night, outdoor lighting will be provided by portable lighting for the purpose of employee visibility and safety. To mitigate impacts to adjacent properties and roadways, the lights will be directed away from property lines and roadways and shielded if necessary so as not to create a public nuisance. Typical generator operated lights produce sound levels in the 55-65 decibels (dB) range. For comparison, a typical vacuum cleaner produces sound levels ranging from 60-85 dBs.

Outdoor storage would consist of piles stored within the operative area identified in **Figure 1**. Cement materials would be stored in portable bins and handled internal to the mixing vessels so as to eliminate as much dust exposure as is reasonably possible. Activities conducted outdoors at the Site would include the staging, handling, and mixing of materials, loading of concrete trucks, and washout of trucks into designated areas in accordance with applicable stormwater requirements. Waste generated from washing activities would be recycled or removed from the Site for disposal

Endpoint Solutions

as necessary. Refuse would be handled by an onsite dumpster that would be regularly emptied by a local waste management service.


Vehicle traffic would approach the Site from Hwy-51 onto Haugen Road. Truck traffic routes to and from the Site would be directed to minimize traffic on local roads and avoid residential neighborhoods and roadways. The Site would have one bidirectional driveway installed in accordance with Town of Albion ordinances to prevent congestion and backups on the roadway. Refer to **Figure 1** for the driveway location and traffic route.


CLOSING

Endpoint, on behalf Mr. Halverson, is submitting the enclosed Rezoning Application form and supporting information to request that the parcel identified by Dane County Pin # 051227480200 be rezoned from a C-2 Commercial land use to an A-2 Agricultural land use. Based upon a review of the existing uses of neighboring parcels and a review of appropriate Town of Albion planning documents, it is our belief that this change is in line with the area's land use properties and does not inhibit the future expansion or development of neighboring parcels. 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

[Enclosures]



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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 that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Jon and Rachael Halverson</u>	Agent's Name	<u>Marie M. Venne P.E.</u>
Address	<u>1400 Ramsey Road</u> <u>Stoughton, WI 53589</u>	Address	<u>6871 S. Lovers Lane</u> <u>Franklin, WI 53132</u>
Phone	<u>(608) 884-9106</u>	Phone	<u>(414) 858-2104</u>
Email	<u>jhalver@frontier.com</u>	Email	<u>marie@endpointcorporation.com</u>

Town: Albion Parcel numbers affected: 05122748020

Section: 27 Property address or location: None Given

Zoning District change: (To / From / # of acres) From C-2 Commercial District to A-2 Agricultural District;
Entire 5.209 Acres of parcel to be reassigned

Soil classifications of area (percentages) Class I soils: 100 % Class II soils: % Other: %

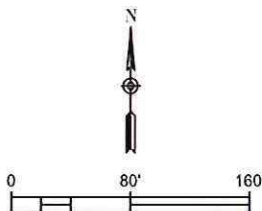
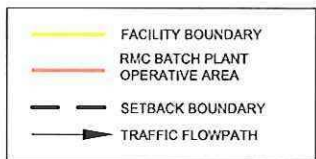
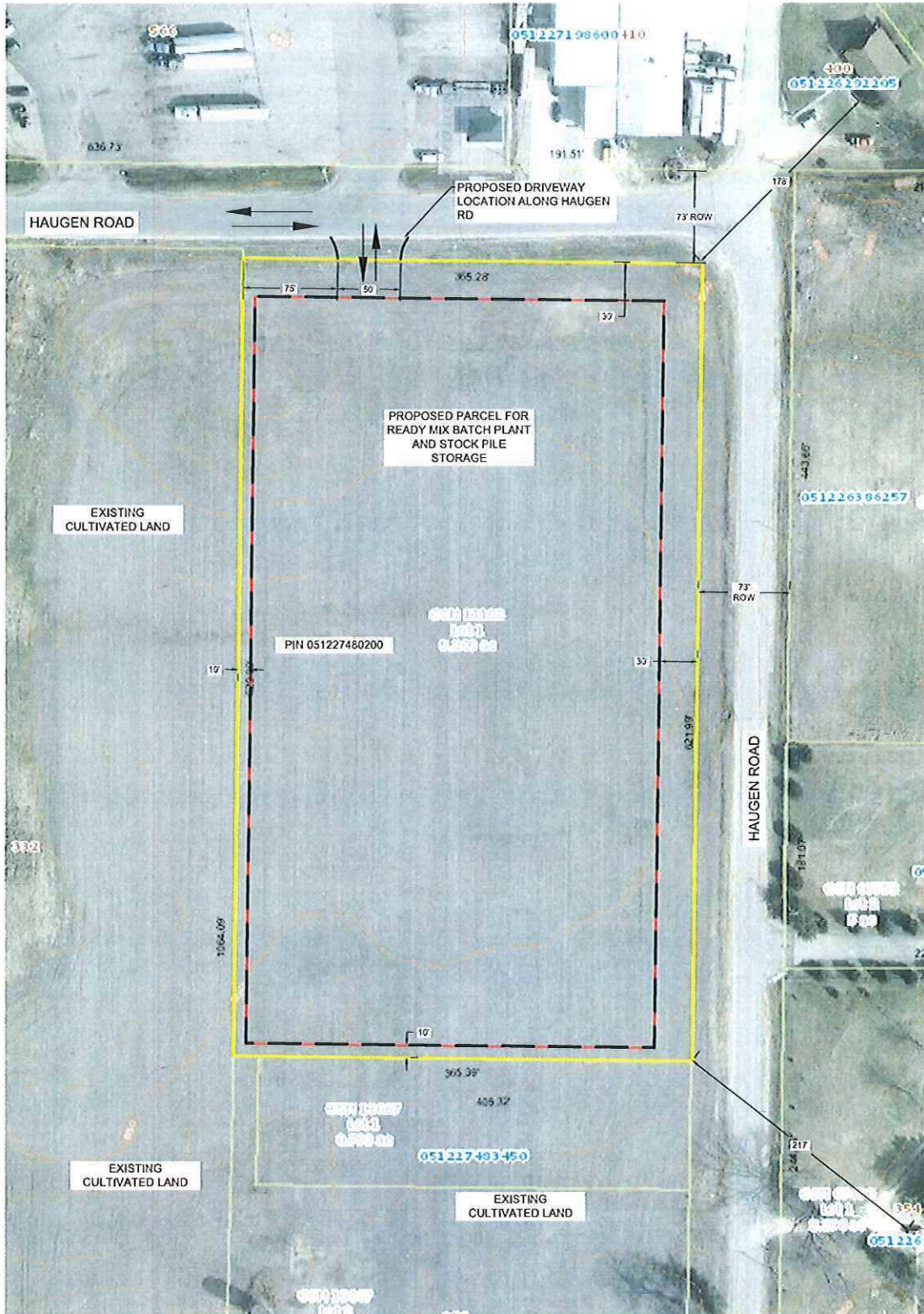
Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

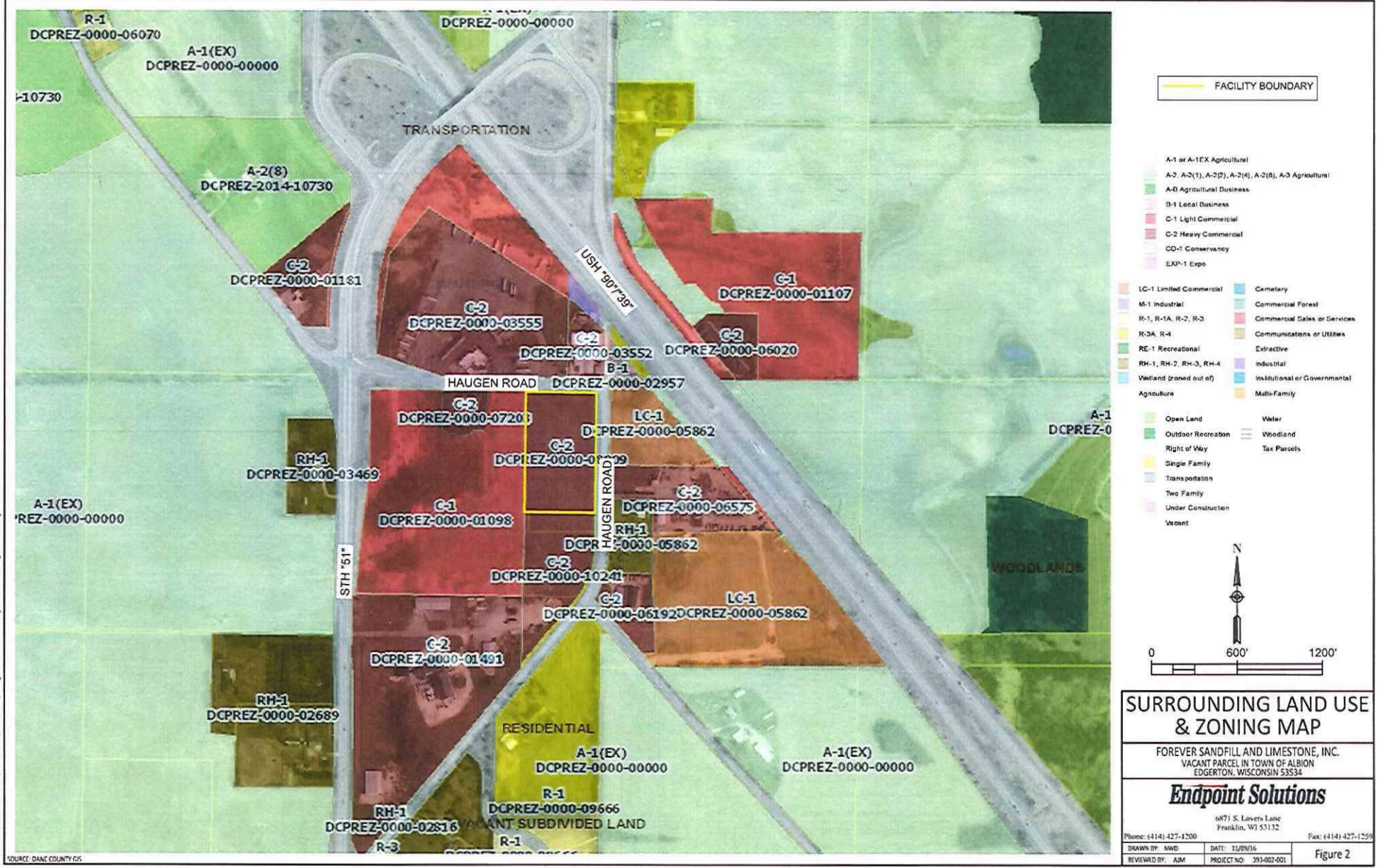
Zoning change is requested to allow construction and operation of a temporary,
portable ready mix concrete batch plant for use in support of I39/90 Expansion
Project. See narrative for details.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: _____

Date: _____



FACILITY LAYOUT		
FOREVER SANDFILL AND LIMESTONE, INC. VACANT PARCEL IN TOWN OF ALBION EDGERTON, WISCONSIN 53534		
Endpoint Solutions		
6571 S. Levens Lane Franklin, WI 53132		
Phone: (414) 427-1200	DATE: 11/14/26	Fax: (414) 427-1259
DRAWN BY: MMV	PROJECT NO: 333-002-001	Figure 1
REVIEWED BY: MMV		



D:\Forever\Bldg\Bldg\mapview, Inc. - 331.620.2021\DCPREZ-0000-01098-101\DCPREZ-0000-01098-101.dwg
 SOURCE: DANE COUNTY GIS

SURROUNDING LAND USE & ZONING MAP

FOREVER SANDFILL AND LIMESTONE, INC.
 VACANT PARCEL IN TOWN OF ALBION
 EDGERTON, WISCONSIN 53534

Endpoint Solutions

6871 S. Lovens Lane
 Franklin, WI 53132

Phone: (414) 427-1200	DATE: 11/09/16	Fax: (414) 427-1259
DRAWN BY: NWD	PROJECT NO: 393-002-001	Figure 2
REVIEWED BY: AJM		

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2015

TOWN OF ALBION

DANE COUNTY

JONATHAN J HALVERSON
 RACHAEL HALVERSON
 1400 RAMSEY RD
 EDGEMONT WI 53534

BILL NUMBER: 21403

IMPORTANT: Correspondence should refer to parcel number.
 See reverse side for important information.
 Be sure this description covers your property. This description is
 for property tax bill only and may not be a full legal description.

4656076 4656075 4172179 ACRES: 5.209
 SEC 27, T 05 N, R 10 E, BEM 01 SPM
 PLAT: 11188-CSM 11188
 BLOCK/CONDO: LOT 1
 LOT 1 CSM 11188 CS67/234-275 09-29-04
 ORDER AS SEC 27-5 12 PRT BEL/46E174
 (5.209 ACRE)

Parcel #: 0512-274-8020 0

Alt. Parcel #:

Property Address:

Assessed Value Land 1,500
 Ass'd. Value Improvements
 Total Assessed Value 1,500

Ave. Assmt. Ratio 0.9911
 Net Assessed Value Rate (Does NOT reflect credits) 0.016218676

Est. Fair Mkt. Land See Reverse
 Est. Fair Mkt. Improvements Use & Local Assessment
 Total Est. Fair Mkt.

A Star in this box means Unpaid Prior Year Taxes
 School taxes reduced by school levy tax credit 02.78

Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	2015 Net Tax	% Tax Change
STATE OF WISCONSIN			0.06	0.05	-1.0%
DANE COUNTY	33,674	33,674	0.46	0.29	-1.4%
TOWN OF ALBION	207,404	182,784	0.14	0.09	-0.4%
EDGEMONT SCHOOL DIST	5,247,070	5,247,070	12.95	12.12	-2.4%
ALBION SANITARY DIST #				1.13	
EDGEMONT FIRE			0.05	0.05	0.1%
MADISON TECH COLLEGE	7,609	7,674	1.42	1.37	-0.5%
Total	5,465,891	5,465,404	22.07	21.47	-2.4%
	First Dollar Credit				
	Lottery & Gaming Credit				
	Net Property Tax		22.67	21.47	-2.4%

Make Check Payable to:
 TOWN OF ALBION
 TREASURER
 500 ALBION RD
 EDGEMONT WI 53534

Full Payment Due On or Before January 31, 2016
 \$1,606.43

Or First Installment Due On or Before January 31, 2016
 \$1,606.43

And Second Installment Payment Payable To
 T ADAM GALLAGHER
 DANE COUNTY TREASURER
 PO BOX 1299
 MADISON WI 53701-1299

And Second Installment Due On or Before July 31, 2016
 \$0.00

Net Property Tax
 ALBION SANITARY DIST
 24.47
 1,581.96

FOR TREASURERS USE ONLY

PAYMENT
 BALANCE
 DATE

PLEASE RETURN LOWER PORTION WITH REMITTANCE

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2016
 \$ 1,606.43

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Certified Survey Map

Part of the NE 1/4 of the SE 1/4 of Section 27, T.5N., R.12E., Town of Alton, Dane County Wisconsin

West 1/4 Corner,
Section 27,
Position of Record
from previous surveys.

East 1/4 Corner,
Section 27,
Aluminum Monument
Found

N89°49'19"E 5276.33'
North line
of SE 1/4 (S89°33'E, 405.27')
N89°49'19"E 405.27'

HAUGAN ROAD

DEDICATED TO THE PUBLIC
N89°49'19"E 365.28'

4871.06'

Pavement Center

Haugan Road shown on adjoining surveys and reserved in deeds as 66 feet wide. This width also fits pavement centerline. Original road center at 49.5 feet.

Legend

- 1 dia. iron pipe found unless otherwise noted
- 2" dia. X 24" long iron rod set 13 lbs. per Lineal Foot
- When Different, Parentheses Indicate Recorded As

unplatted lands

Lot 1

5.208 acres or
226,887 square feet

N07°07'22"W 520.00'
N07°07'22"W 520.00'
N07°07'22"W 520.00'

DEDICATED TO THE PUBLIC
S00°07'22"W 2045.37'
N07°45'28"E
S00°07'22"W 886.20'
S00°07'22"W 886.20'
S00°07'22"W 886.20'

GOEDE ROAD

Eastline of the
NE 1/4 - SE 1/4

365.39'

N89°52'47"W 405.39'

(N89°15'W, 405.27')

unplatted lands

Southeast Corner,
Section 27,
Stone Monument
of Record

NOTES

- 1) Surveyed for J & M Land Company, c/o John Halverson, 1800 Ramsey Road, Stoughton, WI 53589.
- 2) Owners of Property are Keith E. Holden and Jerome A. Shinkay, 2727 W. Deer Path Trail, Janesville, WI 53545.

Assigned North, referenced to the E - W 1/4 line of Section 27, shown to bear N89°49'19"E



Scale 1" = 100'

Wisconsin Mapping

surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764 5602

Dwg. No. 2818-04 Date 09/07/2004

Sheet 1 of 2

Document No. 397 3055

C. S. M. No. 11188 V. 67 P. 234

2/12