

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/20/2014	DCPCUP-2014-02272
Public Hearing Date	
05/27/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME G & S PROPERTIES OF SPRINGFIELD LLC	Phone with Area Code (608) 849-7077	AGENT NAME <input type="checkbox"/>	Phone with Area Code (608) 849-7077
BILLING ADDRESS (Number, Street) 7265 STATE ROAD 19		ADDRESS (Number, Street) 7265 STATE ROAD 19	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) WAUNAKEE, WI 53597	
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	
7265 STH 19					
TOWNSHIP SPRINGFIELD	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-092-9510-0		---		---	

CUP DESCRIPTION
mineral extraction

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.14(2)(e)	7.65

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
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

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

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>G&S PROPERTIES OF SPRINGFIELD</u>	Agent	<u>GARY ALKER</u>
Address	<u>7265 STATE ROAD 19</u>	Address	<u>7265 STATE ROAD 19</u>
Phone	<u>WAUNAKEE, WI 53597</u>	Phone	<u>WAUNAKEE, WI 53597</u>
	<u>608-849-7077</u>		<u>608-849-7077</u>
Email	<u>springfieldwelding@hotmail.com</u>	Email	<u>springfieldwelding@hotmail.com</u>
Parcel numbers affected: <u>056/0808-092-9510-0</u>		Town: <u>SPRINGFIELD</u>	Section: <u>9</u>
		Property Address: <u>7265 STATE ROAD 19</u>	

Existing/ Proposed Zoning District : _____

- o Type of Activity proposed:
- 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)

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DANE COUNTY PLANNING & DEVELOPMENT

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: *Gary J. Alker*

Date: 3/11/14

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

- x 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.

- x 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.

- x 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.

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

- x 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.

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

BELKEN Engineering, Inc.

RESPONSE TO SIX STANDARDS OF A CONDITIONAL USE PERMIT

- 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 quarry operation is located at the south ½ of the property. Access is through Springfield Welding & Mfg Co., Inc. facilities. The quarry area is fenced with woven wire with a single strand barbed wire top wire with warning signs placed every 200 feet. Signs indicate “SURFACE MINERAL EXTRACTION SITE – NO TRESPASSING.” USH 12 right-of-way borders the western side of the site. The backslope of the highway acts as a screening berm for the active area of the quarry.
- 2) The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
The quarry operations will not prevent the uses, values and enjoyment of other property in the neighborhood for purposes already permitted and in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. USH 12 and a park-n-ride border the southern and western boundary, respectively of the property. STH 19 borders the northern boundary and existing agricultural croplands border the eastern boundary.
- 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 quarry operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Lands on the North, East and South boundary are public right-of-ways for USH12 and STH 19 and a park-n-ride. Lands to the east are in agricultural crop production. Ultimate use of the quarry portion of the site is for expansion of Springfield Welding & Mfg Co., Inc. facilities. The existing Reclamation Plan, dated 2008, provides the final anticipated use of the site. As part of this CUP application, the drawings of the reclamation plan have been updated to indicate current conditions. A Stormwater & Erosion Control Plan was prepared and implemented. The Stormwater & Erosion Control Plan will be renewed as part of this application.
- 4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
Adequate utilities, access roads, drainage and other site improvements are in-place and will continue to be developed as the quarry operations are developed. Ongoing site improvements include stormwater controls within the active quarry area and the quarry access drive.
- 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.
Access is by the existing paved driveway onto the property. No additional driveway improvements are required or planned.

- 6) That the conditional use shall conform to all applicable regulations of the district in which it is located. The conditional use will conform to all applicable regulations of the district including: Dane County Code of Ordinances Section 10.194; DNR standards for particulate emissions Wisconsin Administration Code NR 145; Blasting regulations incorporated in Comm. 7.64(4) Wisconsin Administrative Code, and the standards of the United States Department of the Interior Bureau of Mines; Stormwater and Erosion Control requirements of Chapter 14, Dane County Code of Ordinances

ATTACHMENT A
Submittal Requirements for a CUP for Mineral Extraction

Legal Description

- 1) Description of Property and Location
Lot 1, CSM 10901, land located in the SE ¼, of the NW ¼, Section 9, T8N, R8E, Town of Springfield, Dane County, Wis. A copy of the CSM is included is Attached.
- 2) Lot 1, CSM 10901, 7.65 acres (334,539 SQ. FT.)
Quarry Area 2.736 acres (119,179 SQ. FT.)

Tax parcel number

Parcel Numbers: 056/0808-092-9510-0

Written Statement

- 1) General description of the operation.
Conditional Use Permit for Mineral Extraction. This will replace CUP #2102, also a CUP for mineral extraction that became effective in March 26 of 2009. At that time, in order to expand his welding business (Springfield Welding), Mr. Acker acquired the permit to continue to remove a steep hill on his property. In order to continue the site preparation project, a new application for mineral extraction operations is required. When completed, the re-graded site will allow easier movement between the existing business and the new C-2 area.

Mining of the limestone bedrock will occur in a single phase. The mining operations are from the center of the extraction area and will excavate the exposed working faces, extracting down and into the hillside towards the property boundary or until the excavation reaches the desired final grades.

Hardpan and other unsuitable material encountered during the mining operation, along with clean uncontaminated fill, are stockpiled to provide a source of backfill material during final reclamation activities.

History:

CUP 2102. 03/26/09 PH. permit expired March 24 of 2014. Conditional use permit for mineral extraction

CUP 1855. 09/23/03 PH. permit expired October of 2008. Conditional use permit for mineral extraction related to a highway project (US Highway 12 expansion).

Pet. 8752.07/22/2003 P.H. --Pending recording of CSM and Deed Restriction: The Helt's applied to rezone 3 acres of their 450 acre farm to C-2, to be added to Acker's 5+- acre C-2 parcel. Acker operates Springfield Welding at this location, and "is buying to expand his business in the future." The Helt's 3.0 acres was separated from the remainder of their farm by the US Highway 12 realignment and right-of-way expansion. Petition was approved by ZNR Committee with Deed Restriction "limiting permitted uses in the C-2 district exclusively to metal fabricating work and inside storage rental."

Pet. 6152 (effective OS/23/1995) 5+- acre Springfield Welding lot rezoned to from A- IEX to C-2 with Deed Restriction that "the only permitted uses of this property shall be for metal fabricating work and inside rental storage."

2) Existing use of land.

In 2003 the site consisted of two properties. Lot 1 CSM 7845 consisting of 215,469 ft² (4.95 acres) and a parcel of land directly south of Lot 1, CSM 7845 consisting of 119,818 ft² (2.736 acres). Lot 1, CSM 7845 houses Springfield Welding & Manufacturing Company facilities consisting of two building and work and storage yard area. CSM 10901 combined the two properties. The original erosion control plans are dated September 16, 2003 for the 2.736-acre site for mineral extraction and grading of the site for future development. The original erosion control permit (2007-0046) expired as of October 1, 2008. The storm water and erosion control plans were updated in December 2008, proposing final site development grades and a stormwater detention basin. The temporary hoop structure is placed on the 2.736-acre parcel.

Mining of the limestone bedrock occurs on the southern portion of the site and will occur in a single phase. The mining operations are from the center of the extraction area and will excavate the exposed working faces, extracting down and into the hillside towards the property boundary or until the excavation reaches the desired final grades.

Material not removed as part of the USH 12 construction project continues to be removed over time to achieve design grades. The objective is to reduce the original existing grades from approximately 10 and 12% to 1.5%. This allows for expansion of the Springfield Welding & Mfg. Co., Inc., facilities. Sideslopes will be stabilized with vegetation. A stable vertical rock face will form the eastern, southern and western boundary of the extraction area. Final slopes across the parcel (less side slope areas) are anticipated to vary from 1% to 1.5% to matching existing grades at maximum 2.5:1 slopes. After the site is graded the area will be graveled. The existing gravel driveway is used as the construction entrance. The site grading is designed for runoff and sediment control. A low area within the extraction area allows runoff to collect and infiltrate into the underlying soils.

3) Existing natural features

Wisconsin Geologic and Natural History Survey (WGNHS) Report #HA-360 gives an overview of the bedrock and glacial geology. Regionally, unconsolidated deposits of glacial origin consisting of till, outwash, and glacial lake sediments cover the area, often to a thickness of several hundred feet. Bedrock consists of Cambrian sandstones overlain in some areas by Ordovician dolomites. Precambrian bedrock lies under the sandstone at depths of greater than 500 feet. Cambrian sandstone of the St. Peter Group underlies the dolomite.

The WGNHS indicates quarry operations are mostly bedrock of the St. Peter Sandstone and the Prairie du Chien group consisting mostly of dolomite. The WGNHS indicates thicknesses up to 350 and 250 feet, respectively.

Wisconsin Geologic and Natural History Survey (WGNHS) Report #HA-360 gives an overview of the regional groundwater regime. Depth to groundwater in the area of the mining operation is typically less than 150 feet according to the WGNHS report. This is supported by mining operations, with depths of approximately 70 feet and not encountering ground water.

Groundwater moves away from high points on the potentiometric surface and discharges into lakes, streams, wetlands and areas of pumpage. Flow paths are short.

The mining operation will be conducted above the groundwater table with a buffer of at least 5 feet.

- 4) Types and quantities of materials to be extracted
Sand and gravel material is derived from crushed limestone bedrock. The extraction at this site is greater than 50% complete.

Hardpan and other unsuitable material encountered during the mining operation, along with clean uncontaminated fill, are stockpiled to provide a source of backfill material during final reclamation activities.
- 5) Geologic composition and depth to the mineral deposit
Based on existing mining operations, anticipated depth of limestone extraction is up to 40 feet.
- 6) Identify all major proposed haul routes to the nearest Class A highway or truck route.
Site access is from STH 19, a class A highway. USH 12 borders the south side of the site. These two highways provide access to other routes in Dane County.
- 7) Proposed phasing plan.
The extraction area will be developed in one phase.
- 8) Proposed dates to begin extraction, end extraction and complete reclamation
Initial extraction began in October 2003. CUP permits have been renewed to continue mineral extraction. Rate of extraction is dependent on demand and market conditions. After mineral extraction the site will be gently graded and surfaced with gravel to provide additional room for the operations of Springfield Mfg. Co. Inc. A reclamation plan has been prepared and will be followed.
- 9) Types, quantities, and frequency of use of equipment to extract, process and haul.
Equipment used includes equipment used for stripping, drilling, blasting, crushing, washing, stockpiling, loading, scaling, and loading materials. Frequency will depend on market demand. All operations will occur during normal operating hours.
- 10) Whether blasting, drilling, crushing, screening, or washing would be preformed.
All of the above activities may be performed during the mining operations. Blasting, if performed will be done in accordance will appropriate regulations.
- 11) Any proposed temporary or permanent structures,
The property has two permanent building structures and a tent building. A temporary scale may be used during extraction operations. No additional structures are anticipated for mineral extraction purposes.
- 12) Proposed hours of operations
 - a. Hours of operation for quarrying will be:
6:00 a.m. to 6:00 p.m. Monday through Friday
8:00 a.m. to 12:00 p.m. Saturdays
No operations shall occur on Sundays or legal holidays, except snow plowing activities, which include hauling and disposal of snow.
 - b. Equipment and vehicles not involved in quarry operations may enter and leave the site outside of the stated hours of operations. Non-quarrying supplies and equipment may be loaded and unloaded from vehicles; and equipment and vehicles may be repaired and maintained outside the stated hours of operation. Some equipment warm up and cool down time may also be allowed.
- 13) Any typical measures that will be used for spill prevention and control, dust control, transportation, or environmental protection.

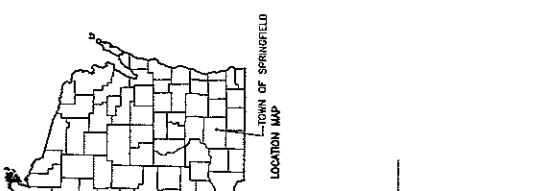
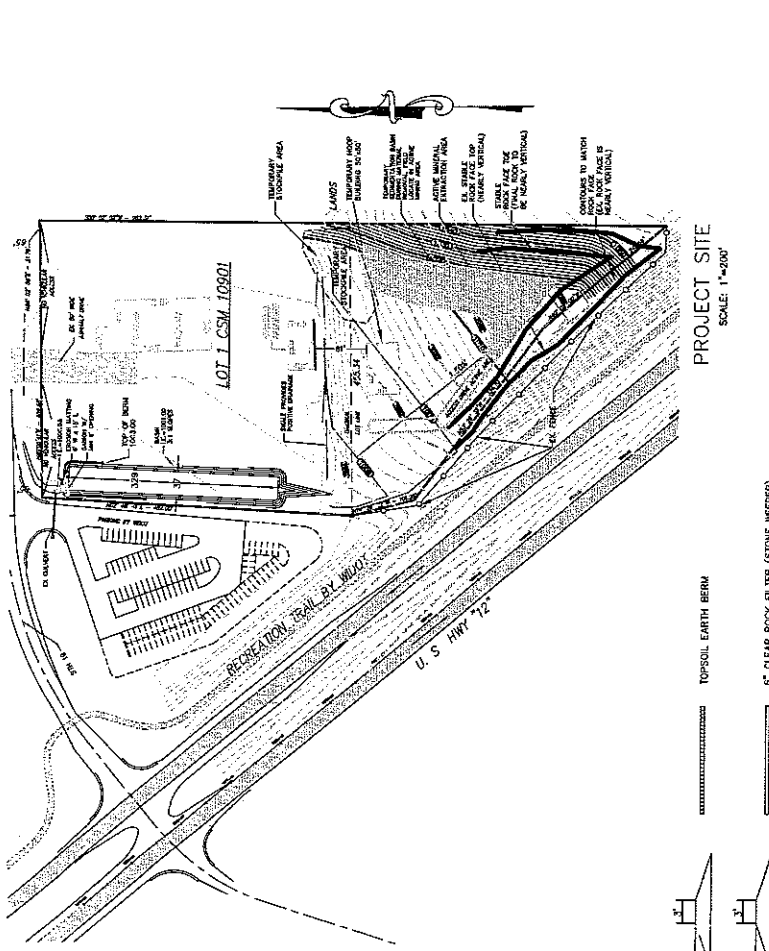
The operator will take whatever measures are available for spill prevention and control, dust control, transportation, or environmental protection.

14) Proposed use after reclamation as consistent with Chapter 74.

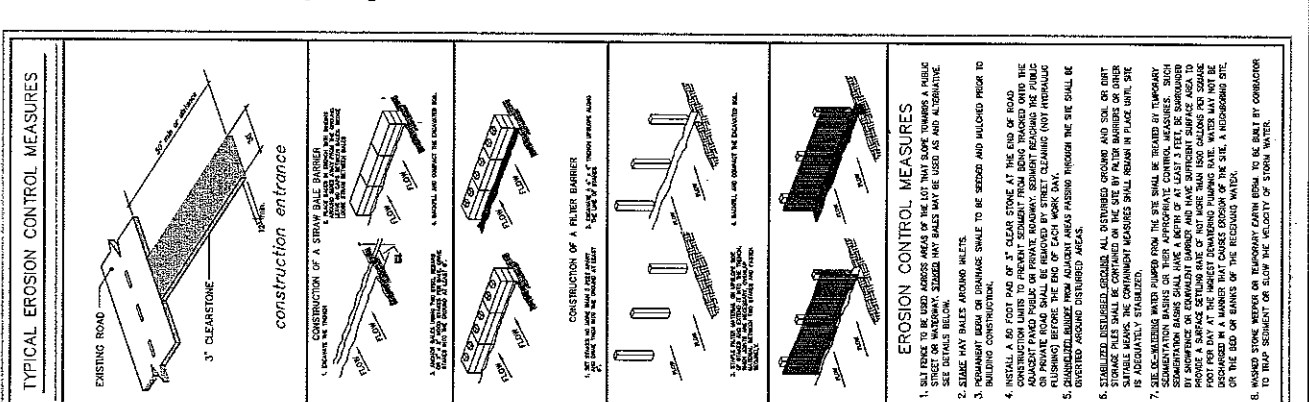
The proposed use after operations will be consistent with Chapter 74. A reclamation plan has been prepared for the site. Final use is anticipated to be for the expansion of Springfield Welding & Mfg. Co. Inc. facilities.

A Site/Operations Plan has been prepared for the site. Drawing 1 through 4 of the Reclamation Plan have been updated and are submitted as part of this application. Other documents, by reference include: Storm Water Management & Erosion Control Plan with subsequent updates, Nonmetallic Mining Reclamation Plan, CSM 10901, Dane county Land Conservation Division Erosion Control & Stormwater Management Permit ES2008-0381, CUP #2102.

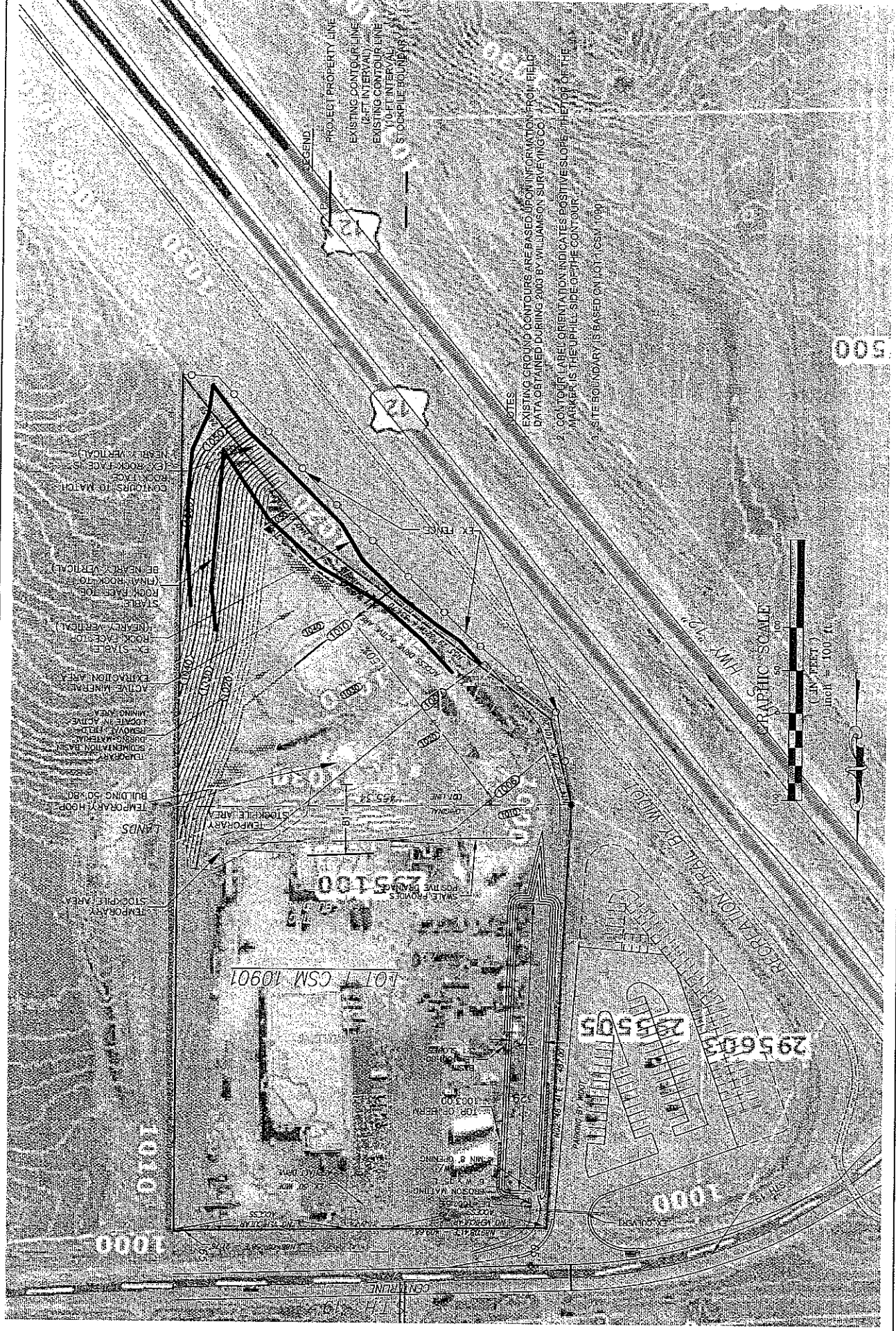
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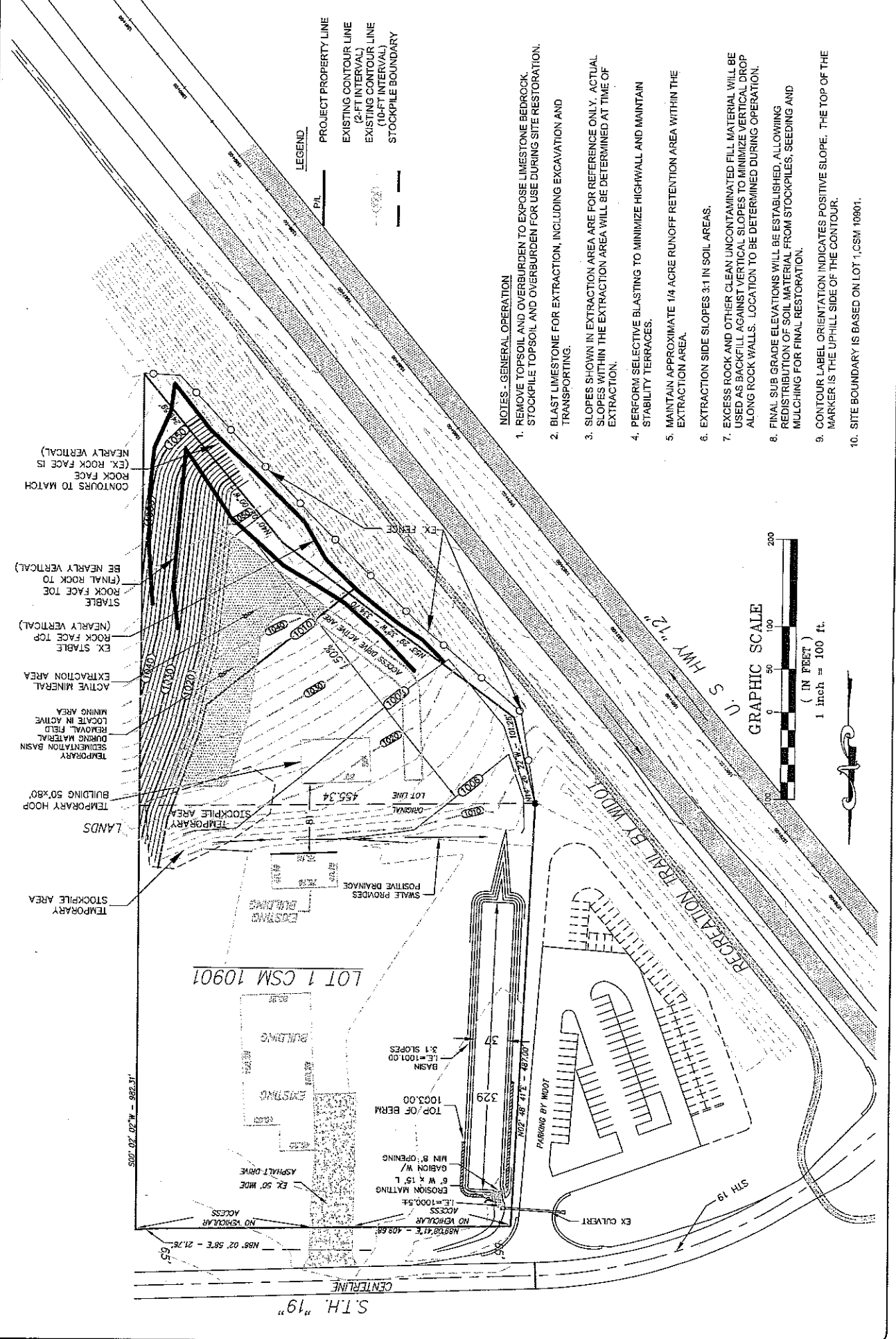


- NOTES**
- GENERAL SCHEDULE OF DEVELOPMENT THE INTENT OF THE OWNER IS TO DEVELOPE AND MAINTAIN THE EROSION CONTROL PLAN TO THE SCALE OF THE CURRENT GRD TO A USEABLE AREA BY 2019.
 - MINERAL EXTRACTION (1-5 YEARS). EXTRACTION TO PROCEED FROM WEST TO EAST AND FROM NORTH TO SOUTH. EXTRACTION WILL MOVE DIRECTLY INTO THE BANK, DIGGING DOWN AND REMOVING MATERIAL UNTIL DESIRED ELEVATION IS REACHED.
 - RESTORE EXTRACTION AREA, GRADE SITE, REPLACE TOPSOIL, FERTILIZE, SEED AND MULCH AREA.
 - DRAINAGE CONSTRUCTION AND STABILIZATION SCHEDULE TOPSOIL WILL BE STOCKPILED IN SELECTED AREAS OF THE SITE. CONTOURS WILL BE MULCHED IN CONJUNCTION WITH SEEDING. VEGETATIVE BUFFER AREAS TO BE MAINTAINED. STORM INLET WILL BE PROTECTED.
 - ENHANCE SOIL AGGREGATE STABILITY NONE REQUIRED
 - FERTILIZER, SEEDING, AND MULCHING RATES LAWN AREA SEEDING AND PREPARATION OF SEED BEDS SHALL CONFORM TO SECTION 630 OF THE WOOT STANDARD SPECIFICATION. SEEDING MIXTURE SHALL CONFORM TO THAT AS SPECIFIED IN THE SEEDING REQUIREMENTS TABLE. DETENTION/INFILTRATION BASIN SHALL USE A WET PRAIRIE MIX. SEE SPECIFICATIONS.
- | SEEDING REQUIREMENTS - LAWN AREAS | | |
|-----------------------------------|------------|--------|
| SPECIES | PROPORTION | PURITY |
| BARRON KENTUCKY BLUEGRASS | 25% | 85% |
| PARK KENTUCKY BLUEGRASS | 25% | 85% |
| PERNANIAN RED FESCUE | 30% | 97% |
| TURF TYPE OR IMPROVED | 20% | 20% |
| PERENNIAL RYE GRASS | 100% | 97% |
- AREA SEEDING FOR ALL DISTURBED RATE OF SEEDING 8#/1000 SQ FT
 - AREA SEEDING FOR ALL DISTURBED RATE OF SEEDING 4#/1000 SQ FT
 - FERTILIZER SHALL BE 20-10-10, APPLIED AT A RATE OF 10 LBS. PER 1000 SQUARE FEET, EXCEPT THAT NITROGEN SHALL NOT BE APPLIED IN THE ESTABLISHED YEAR. FERTILIZER SHALL BE APPLIED TO THE SOIL SURFACE IMMEDIATELY AFTER THE INITIAL REGULATION SHALL CONFORM TO ARTICLE 623.3.2.2 OF THE WOOT STANDARD SPECIFICATIONS.
 - MULCHING SHALL CONFORM TO SECTION 627 OF THE WOOT STANDARD SPECIFICATIONS. EROSION MATS, WHEN USED IN THE LAWN AREAS, SHALL BE EXCELLENCE BLANKET CONFORMING TO ARTICLE 623.3.2.2 OF THE WOOT STANDARD SPECIFICATIONS. INSTALLATION SHALL CONFORM TO ARTICLE 623.3.2.2 OF THE WOOT STANDARD SPECIFICATIONS.
- GENERAL NOTES:**
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE CALL DIGGERS' NOTICE IS REQUIRED. EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN A MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.
 - EXISTING GROUND CONTOURS ARE BASED UPON INFORMATION FROM FIELD DATA OBTAINED DURING 2003 BY WILLIAMSON SURVEYING CO., INC.
 - LOCATION OF EXISTING UTILITIES IS BASED UPON RECORD INFORMATION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY.
- EROSION CONTROL NOTES:**
- AT THE TIME OF CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE INSTALLED TO PREVENT EROSION FROM LEAVING THE SITE. THOSE MEASURES ARE TO REMAIN IN PLACE UNTIL REVEGETATION HAS STABILIZED.
 - SEDIMENT RUNOFF RESULTING FROM CONSTRUCTION WILL BE KEPT FROM LEAVING THE SITE BY NECESSARY MEANS SUCH AS SILT FENCE, HAY BALES, EARTH BERMS AND STONE WEPPERS.
 - SILT FENCE TO BE LOCATED BEYOND CONSTRUCTION LIMITS TO MINIMIZE EROSION.
 - SOIL STOCK PILE SHALL BE MINIMUM OF 25' FROM ROADWAY. LOCATION WILL BE FIELD DETERMINED AT TIME OF CONSTRUCTION.
 - EXISTING INLETS SHALL BE PROTECTED FROM SOIL EROSION.
 - TRAILING REQUIREMENTS ALL TRUCKS LEAVING SITE SHALL HAVE CLEAN TIRES ALL MATERIAL DEPOSITED ON PUBLIC PROPERTY SHALL BE CLEANED OR SWEEP UP DAILY.
 - THE TOWN OF SPRINGFIELD EROSION CONTROL ORDINANCE SHALL BE IN EFFECT FOR THIS SITE.
 - A LOW AREA WITHIN THE PIT AREA WILL BE CONSTRUCTED TO ALLOW RUNOFF TO COLLECT AND INFILTRATE INTO THE UNDERLYING SOILS.



EXISTING CONDITIONS		OWNER		G & S PROPERTIES OF SPRINGFIELD, LLC		7255 5TH 19 WAINWALE, W 53597	
SE 1/4 NE 1/4 SEC 9 T8N R8E, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN		AGENT / OPERATOR		C/O GARY LOCKER		2265 5TH 19 WAINWALE, W 53597	
		DATE		DEC 10, 2008		DRAWN BY: JDB	
		PROJECT NO.		9002-100348		CHECKED BY: JDB	
		DATE		12/22/08		DATE	
		BY		BRITEN ENGINEERING, INC.		DATE	
		BY		SUN PRAIRIE, W 53590		DATE	
		BY		1840 ESSEX DRIVE		DATE	
		BY		608-225-7180		DATE	





NOTES - GENERAL OPERATION

1. REMOVE TOPSOIL AND OVERBURDEN TO EXPOSE LIMESTONE BEDROCK. STOCKPILE TOPSOIL AND OVERBURDEN FOR USE DURING SITE RESTORATION.
2. BLAST LIMESTONE FOR EXTRACTION, INCLUDING EXCAVATION AND TRANSPORTING.
3. SLOPES SHOWN IN EXTRACTION AREA ARE FOR REFERENCE ONLY. ACTUAL SLOPES WITHIN THE EXTRACTION AREA WILL BE DETERMINED AT TIME OF EXTRACTION.
4. PERFORM SELECTIVE BLASTING TO MINIMIZE HIGHWALL AND MAINTAIN STABILITY TERRACES.
5. MAINTAIN APPROXIMATE 1/4 ACRE RUNOFF RETENTION AREA WITHIN THE EXTRACTION AREA.
6. EXTRACTION SIDE SLOPES 3:1 IN SOIL AREAS.
7. EXCESS ROCK AND OTHER CLEAN UNCONTAMINATED FILL MATERIAL WILL BE USED AS BACKFILL AGAINST SLOPES TO MINIMIZE VERTICAL DROP ALONG ROCK WALLS. LOCATION TO BE DETERMINED DURING OPERATION.
8. FINAL SUB GRADE ELEVATIONS WILL BE ESTABLISHED, ALLOWING REDISTRIBUTION OF SOIL MATERIAL FROM STOCKPILES, SEEDING AND MULCHING FOR FINAL RESTORATION.
9. CONTOUR LABEL ORIENTATION INDICATES POSITIVE SLOPE. THE TOP OF THE MARKER IS THE UPHILL SIDE OF THE CONTOUR.
10. SITE BOUNDARY IS BASED ON LOT 1, CSM 10901.

