

PLAN OF OPERATION
FOR
ZIGNEGO READY MIX, INC.
Burke, WI

The products produced at this site will have an important economic impact both on the immediate area and surrounding communities because such materials are vital for both public and private improvements. Furthermore, ready mixed concrete is a perishable product, and as such close proximity to the jobsite is necessary. Additionally, transportation costs for such materials increase dramatically for each mile of travel from the manufacturing location to the consumer. The need for these basic construction materials at reasonable prices and without significant additional transportation costs serves an essential role in the economy. ZRM's proposed location in the Town of Burke would consist of one parcel encompassing 42.28 acres of land. Concrete operations would occur on the North-Eastern most corner of the property encompassing approximately 12 of the 42 acres.

Currently the site is zoned A-1 and ready mixed concrete plants are an allowable conditional use under current zoning. The property directly adjoins an existing ready mix concrete plant and one residence. Across Nelson Road to the North of the property is a commercial development and a landfill. North-east of the property is an asphalt plant. East of the property, across the railroad tracks, is the Town of Burke town hall and park.

Entrance to and exit from the site would be off of Nelson Road. All interior roads and storage areas will be paved. To minimize dust as much as possible, all interior roads will be swept and/or watered as necessary.

The production plant will have a maximum height of 100'. Screening evergreens along with hardwoods will be planted along the railroad track to maximize the aesthetic look of the eastern border of the property. Additional evergreens will be planted along the western boundary of the area of use for the benefit of the aesthetic look on the western border of the area. The natural topography of the land on the northern edge of the area of use is approximately 20' higher than the base of the proposed plant.

Additional details are outlined as follows:

1. Proposed Activities

- (a) ZRM will perform the following activities on site:

- (1) Transfer and storage of raw materials in the form of cement and various types of sand and stone.
- (2) Manufacture and loading of ready mixed concrete.
- (3) Office and maintenance functions for coordinating and implementing concrete operations.
- (4) Selling and distributing manufactured materials.
- (5) Refueling of equipment.

All concrete mixing and cement storage will be done indoors. Storage and transferring of sand and stone and refueling of equipment will occur outdoors. The site map attached shows the locations of all on-site activities, both indoor and outdoor.

2. Hours of Operation.

- (a) The typical hours of operation for concrete production will be from 6:00 am to 8:00 p.m. Monday through Friday, and 6:00 a.m. to 2:00 p.m. on Saturday. Occasional operations during evening and night hours, during the week and on weekends are necessary to meet contractual obligations. Concrete operations are weather dependent, and as such, the hours of operation and production in the winter months are significantly reduced.

3. Number of Employees

- (a) The proposed plant is estimated to initially employ up to 15 employees. If demand increases, the site could utilize approximately 40 employees.

4. Anticipated Customers

- (a) Anticipated customers include private, commercial, and municipal users of ready mixed concrete.

5. Outdoor Operations

- (a) Aggregate storage used for the production of concrete would be outdoors. Storage will be maintained so as to minimize negative aesthetic, noise and dust impacts.
- (b) The parking of delivery vehicles would be outdoors as well.

- (c) An area would be dedicated for storage of excess concrete. This area again will be maintained so as to minimize negative aesthetic, noise and dust impacts.
- (d) Transfer and handling of mix materials, loading of concrete trucks, and fueling the same.
- (e) Outdoor loudspeakers will not be utilized in the operation.
- (f) Outdoor lighting will be employed and will be utilized in a way that minimizes impacts to adjacent properties.

6. Proposed Signs

- (a) Proposed signage would include a roadside sign as well as “No Trespassing” signs placed along the perimeter of the property, in accordance with all applicable permits and regulations.

7. Trash Removal

- (a) Trash removal will be provided by a local hauler under contracted services.

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 proposed concrete batch plant will be setup and operated to impact the public health, safety and welfare as little as possible. The proposed plant will utilize the north-eastern most portion of the property, furthest from any residential zoned lands allowing a significant buffer zone between our operation and nearby residential property. The entire concrete batching process will take place inside a fully enclosed building with dust collection equipment to reduce impact to the community. All trucking in and out of the site will take place on Nelson Road which is currently a trucking route for nearby businesses. The majority of the trucking will utilize Nelson Road to Hwy. 151 to eliminate disturbances to the surrounding residents. The plant will also be positioned behind a screening berm to the north to screen the operation from view on Nelson Road. Addition screening in the form of planted trees will be installed along the railroad tracks as well as portions of the western limits of the acreage that will be utilized.

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 placement of the plant on the north-eastern most corner of the property keeps it furthest from residents as possible. Keeping the plant behind landscape screening also hides the plant from view making it less noticeable to all neighbors. Lastly doing most of the trucking out Nelson Road to Hwy. 151 reduces extra traffic on local roads.

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.*

Site layout and building enclosures will ensure that this CUP will not impede the normal and orderly development and improvement of surrounding properties. Ready mixed concrete operations are an allowed conditional use for the subject property. Furthermore, there are currently several heavy industrial/trucking businesses in the immediate surrounding area. This parcel also adjoins an operational ready-mix plant. These businesses are a similar type of use as a concrete plant. The site is identified in the Dane County Comprehensive Plan to be utilized as medium density residential, however the site is outside the service limit for sewer and water; likely making medium density residential not possible. Given the existing uses of surrounding properties, a ready mix concrete plant may be more appropriate than residential. Keeping the plant behind landscape screening and utilizing trucking routes ensures neighbors will not be impeded.

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

Adequate utilities will be installed to service a concrete batch plant. A new well and septic system will be installed to service the site. A new driveway will be installed and paved to reduce dust and contamination to local roads. The site will also be graded to contain all water/drainage on site. Any and all storm water permits and improvements that are required by the Town, County, and State will be applied for and installed as required.

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.*

Ingress and egress will take place by a bi-directional driveway installed on the northeastern portion of the property. The paved driveway will allow trucks easy access in and out of the site to avoid congestion on the public streets. Allowing trucks enough room in the driveway to safely and quickly exit public roadway will ensure that congestion does not take place.

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

This conditional use will conform to any and all applicable regulations including but not limited to Chapter 10; section 10.126 of the Dane County Zoning Ordinance, Section 10.12(3)(d) of the Dane County Code of Ordinances, WI Stats 60.72, Wisconsin Administration Code NR 144.43 and 144.44 of the DNR Standards for Particulate Emissions, Storm water and Erosion Control requirements of Chapter 14 of the Dane County Code of Ordinances.

CUP 2416 Vicinity



August 3, 2018

1 inch = 1,100 feet

