

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/29/2017	DCPREZ-2017-11252
Public Hearing Date	C.U.P. Number
03/27/2018	DCPCUP-2017-02411

OWNER INFORMATION AGENT INFORMATION

OWNER NAME LENOX LANDSCAPE AND SUPPLY LLC	PHONE (with Area Code) (608) 289-1568	AGENT NAME ROCK ROAD COMPANIES	PHONE (with Area Code) 608-752-8944
BILLING ADDRESS (Number & Street) 770 ALBION RD	ADDRESS (Number & Street) PO BOX 1818		
(City, State, Zip) EDGERTON, WI 53534	(City, State, Zip) JANESVILLE, WI 53547		
E-MAIL ADDRESS 1SMOKNZ@GMAIL.COM	E-MAIL ADDRESS RSPIES@ROCKROADS.COM		

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
770 ALBION RD		
TOWNSHIP ALBION	SECTION 16	TOWNSHIP SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0512-164-9601-3		

REASON FOR REZONE	CUP DESCRIPTION
CHANGE ZONING TO ALLOW TEMPORARY CONCRETE BATCH PLANT, TO CHANGE BACK AFTER PROJECT COMPLETE.	TEMPORARY CONCRETE BATCH PLANT

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RE-1 Recreational District	A-2 (4) Agriculture District	4.85	10.126(3)(A)	4.85

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>RVS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE: (Owner or Agent) <i>Ryan N. Spies</i>
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PRINT NAME: <i>Ryan N. Spies</i>
DATE: <i>12-29-17</i>

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/29/2017	DCPCUP-2017-02411
Public Hearing Date	
03/27/2018	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LENOX LANDSCAPE AND SUPPLY LLC	Phone with Area Code (608) 289-1568	AGENT NAME ROCK ROAD COMPLAINTS	Phone with Area Code 608-752-8944
BILLING ADDRESS (Number, Street) 770 ALBION RD		ADDRESS (Number, Street) PO BOX 1818	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53547	
E-MAIL ADDRESS 1SMOKNZ@GMAIL.COM		E-MAIL ADDRESS RSPICES@ROCKROADS.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	
770 ALBION RD					
TOWNSHIP ALBION	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-164-9601-3		---		---	

CUP DESCRIPTION
TEMPORARY CONCRETE BATCH PLANT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(A)	4.85

DEED RESTRICTION REQUIRED?	Inspectors Initials
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	SLJ3

SIGNATURE: (Owner or Agent)

PRINT NAME:
Ryan N. Spies
DATE:
12-29-17

COMMENTS: TEMPORARY CONCRETE BATCH PLANT, ZONING TO BE CHANGED BACK FROM A-2(4) TO RE-1 AFTER PROJECT COMPLETE.

RECEIVED

February 14, 2018

FEB 15 2018

Dane County Planning and Development
City-County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

DANE COUNTY PLANNING & DEVELOPMENT

Attn: Dan Everson, Zoning Inspector

RE: **Conditional Use Permit Application for a Temporary Concrete Plant Site -Amendment**
(i.e. Temporary Concrete Plant Site to complete WisDot Project# 1007-11-74, I-90/I-39 South
Dane County line to E. Church Road, SB Lanes)

Dan:

Rock Road Companies, Inc. would like to place a temporary concrete plant on Parcel# 002/0512-164-9601-3, 770 Albion Road, Edgerton, WI Dane County, to complete WisDot Project# 1007-11-74. In doing so, we realize we need to apply for a Conditional Use Permit and a Zoning Change for a portion of this parcel.

The site is an existing golf course made of up approximately 30.1 acres with approximately 5 of the acres used for farm land on the northern most point. There are 2 out buildings on the parcel used for maintenance of the golf course. The property is currently zoned RE-1. In order for us to place a temporary concrete plant on this site, we are looking to change the zoning on a portion of the parcel, **25.17 acres** would remain RE-1 and the **4.93 acres** would be rezoned to A-2. **This zoning change was approved by the Town of Albion on February 6, 2018. The CUP was also approved with approximately 16 conditions.**

Rock Road Companies, Inc. will be using the site to place waste materials from WisDot Project#1007-11-74, IH 39/90 (Dane County Line to E. Church Road). The site will have an approved Erosion Control Implementation Plan that will be approved by WisDot, AECOM, and WI DNR. The site will continue to operate under this ECIP until all WisDot Projects have been completed. We received confirmation from Jason Tuggle, Dane County Urban Erosion Control Analyst, that this site will be covered under Trans 401 under the direction of the Department of Transportation. As long as the site is covered under Trans 401, no permits (Shoreland or Stormwater Management) will be required from Dane County.

We would propose to operate under this ECIP with the addition of the portable concrete plant and any conditions required under an approved conditional use permit provided by Dane County Planning. Based on the completion date for WisDot Project# 1007-11-74, we would need the conditional use permit for the temporary concrete plant until **December 31, 2018.**

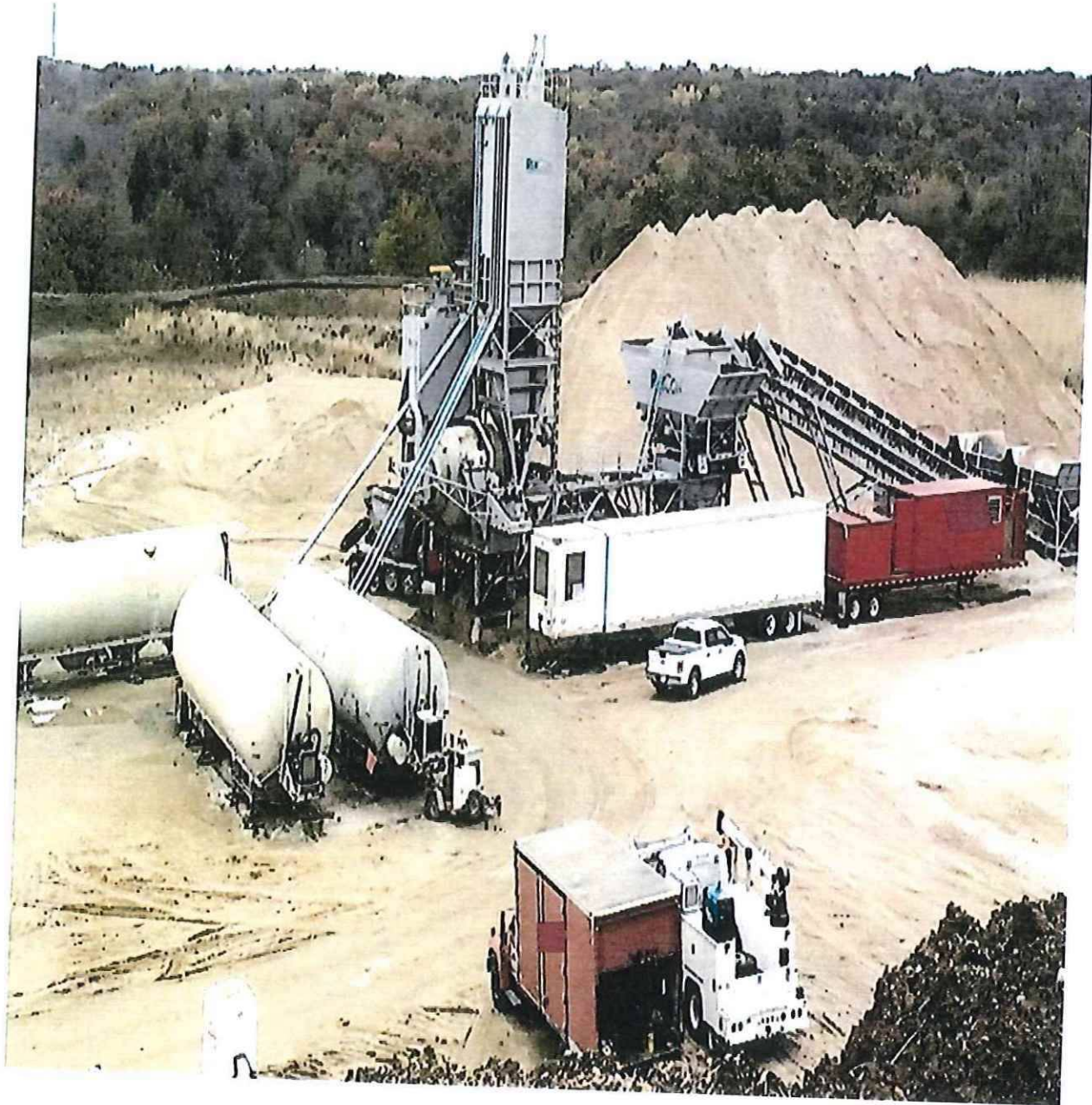
We have included with this application letter the required Dane County Planning and Development Conditional Use Application Form, Zoning Change Application Form with the required Legal Description and Certified Survey Map, Site Map/Wetland Map, Vicinity Map, Neighbors within 1,000 feet, Proposed Temporary Concrete Plant Operation Layout, Description of all Components of the Concrete Plant Operation, and pictures of proposed access road/driveway from property to IH 39/90.

The site will be used for the construction/expansion of IH 39/90. It makes good economic sense to use the site for the temporary concrete batch plant site since the site is located adjacent to this large expansion project. There are no township roads being used and truck traffic has a direct path to the project rather than passing through towns and cities. This site enhances the safety on the project by reducing the number of trucks traveling on the road and eliminating the need of having large trucks traveling long distances to provide cement for this project. There are improvements being made on the site from our current and future operations. The long range plan for these 4.93 acres would be to rezone them back to RE-1 and continue to use them for agricultural purposes.

Sincerely,

Ryan Spies, Safety/Environmental Manager
Rock Road Companies, Inc.

Temporary Concrete Batch Plant CUP Application and Zoning Change





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

Owner	<u>Lenox Landscape and Supply, LLC</u>	Agent	<u>Rock Road Companies, Inc.</u>
Address	<u>770 Albion Road</u>	Address	<u>PO Box 1818</u>
Phone	<u>Edgerton, WI 53534</u>	Phone	<u>Janesville, WI 53547</u>
	<u>(608) 289-1568</u>		<u>(608) 752-8944</u>
Email	<u>1smoknz@gmail.com</u>	Email	<u>rspies@rockroads.com</u>

Parcel numbers affected: 002/0512-164-9601-3 Town: Albion Section: 16
Property Address: 770 Albion Road

Existing/ Proposed Zoning District : Existing: RE-1, Proposed: A2

- 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: 12-29-17

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.

This site will be used for a waste material site and equipment storage area for DOT project # 1007-11-74. All waste materials will be brought in directly from IH/39 and will be graded flat in order for a concrete batch plant to be staged on the property. A concrete batch plant would not add any additional noise, truck traffic, or nuisances since the only access to the property will be IH/39. There already is significant noise and truck traffic since the property borders the interstate. There will be no public health, safety, comfort or general welfare concerns that don't already exist. This site will improve the safety of traveling public by eliminating the need to use township roads.

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 uses, values, and enjoyment of the surrounding properties will continue to be maintained and not substantially impaired or diminished by transforming it into a temporary concrete batch plant site. There already is significant noise and truck traffic since the property borders the interstate. Rock Road Companies, Inc. will adhere to the Erosion Control Implementation Plan standards that address air and water quality as well as our Dane County Erosion Control Permit.

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 proposed use of a concrete batch plant does not establish any permanent structures or improvements. Once the concrete batch plant is no longer needed the site will be returned to agricultural purposes. A concrete batch plant would not add any additional noise, truck traffic, or nuisances since the only access to the property will be IH/39.

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

The concrete batch plant does not have any public utility requirements. There will be a private access driveway established and maintained by Rock Road Companies, Inc. from IH/39 to proposed site. On-site drainage will be managed through Best Management Practices outlined in our Erosion Control Implementation Plan and approved by WisDot, Dane County Planning, and Department of Natural Resources. There will be minimum excavation for preparation of the batch plant, the entire area will be internally drained.

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 driveway connecting from proposed site to IH 39 will eliminate the need for any travel on township roads to or from this site. This will improve the safety and congestion of the public streets for completion of this project.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. Physical improvements and grading necessary for preparation of the concrete batch plant have been designed to comply with the standards of the A-2 zoning district.

PROJECT DESCRIPTION NARRATIVE

- **General description of operation:**

- Concrete Batch Plant: Approximately 10,000 Cubic Yards of concrete batch is required per Wisconsin Department of Transportation, Project#1007-11-74, IH 39/90, Dane County Line to E. Church Road, SB. Access to IH 39/90 from proposed site will be direct from ROW, no access to proposed site other than IH 39/90.

- **Existing use of the proposed property:**

- Land is currently being farmed. After the Project#1007-11-74, the proposed property will be rezoned to RE-1 and returned to an agricultural use.

- **Existing natural features of the land including depth to groundwater:**

- Proposed land consists of a flat agricultural field with an elevation of 850 across this entire field. Groundwater is estimated to be approximately at elevation 800'-820'.

- **Proposed dates to begin operation of the batch plant (based on proposed Wis DOT construction schedule):**

- Concrete Batch Plant will begin operation around July 15, 2018 and complete around November 15, 2018. The Concrete Batch Plant will be removed before ~~May 1, 2019~~.

December 31, 2018

- **Hours of operation (based on Wis DOT construction schedule):**
 - Concrete Batching- Day and/or night as required to meet Wis DOT contract requirements Monday-Saturday, occasional Sunday. The majority of the batching (95%) will be conducted during the day.
- **Haul routes and traffic flow:**
 - Cement import and export-all access to and from the property will be via IH 39/90, no haul roads will be used to access this site.
- **Equipment use:**
 - Concrete Batching-batch plant, wheel loaders, bins & conveyors, quad axle dump trucks, tractor trailer combinations (cement and fly ash import)
- **Site storage:**
 - Aggregate Stockpiles- Washed Sand, 3/4" Stone, and 1 1/2" Stone
 - No bulk fuel storage
 - Concrete, fly ash, generator
- **Temporary structures:**
 - No permanent structures.
 - Concrete Batch Plant, Control Trailer, Generator, Concrete and Fly Ash Portable Containments
- **Erosion control measures:**
 - Wis DOT, Wisconsin DNR, and AECOM selected site storm water management plan and erosion control implementation plan (TRANS 401) to be designed, approved, and implemented including tracking pads, screening topsoil berm, silt fence, and sediment basin(s). Water and/or calcium chloride will be used for dust control.
- **Post project land use:**
 - Proposed site will return to agricultural use.

- **Conditional Use Permit and Zoning Change Exhibits**

- Certified Survey Map with Legal Description of proposed site
- Site Map
- Vicinity Map
- Topography Map
- Neighbors within 1,000'
- Concrete Plant Layout
- Zoning Ordinance



- Land Surveying
- Land Planning
- Civil Engineering

DATE: February 8, 2018

Applicant Name: Rock Road Companies, Inc.

Petition/CUP Number: DCPCUP-2017-02411

Petition/Zoning Change Number: DCPREZ-2017-02411

RE: Description of Proposed Zoning Change from RE-1 to A-2(4)

PART OF THE SE. ¼ OF THE SE. ¼ OF SECTION 16, T.5N., R.12E., OF THE 4TH P.M., ALBION TOWNSHIP, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the South ¼ corner of said Section 16; thence S.88°28'35"E. along the South line of the SE. ¼ of said Section, 1349.05 feet to the West line of the SE. ¼ of said SE. ¼; thence N.0°08'19"W. along said West line, 1001.66 feet to the place of beginning for the land to be herein described; thence continuing N.0°08'19"W. along said West line, 340.38 feet to the NW. corner of the SE. ¼ of said SE. ¼; thence S.88°28'50"E. along the North line of the SE. ¼ of said SE. ¼, 294.12 feet to the Westerly Right-of-Way (R.O.W.) of I-39; thence Southeasterly along a curve convexed westerly, 811.13 feet, having a radius of 22,998.33 feet and a chord bearing S.29°35'58"E. 811.09 feet; thence S.47°12'03"W. 55.33 feet; thence N.52°35'19"W. 669.98 feet; thence N.88°28'50"W. parallel to said North line, 121.10 feet to the place of beginning. Containing 4.93 acres.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

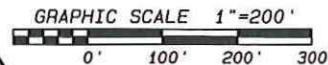
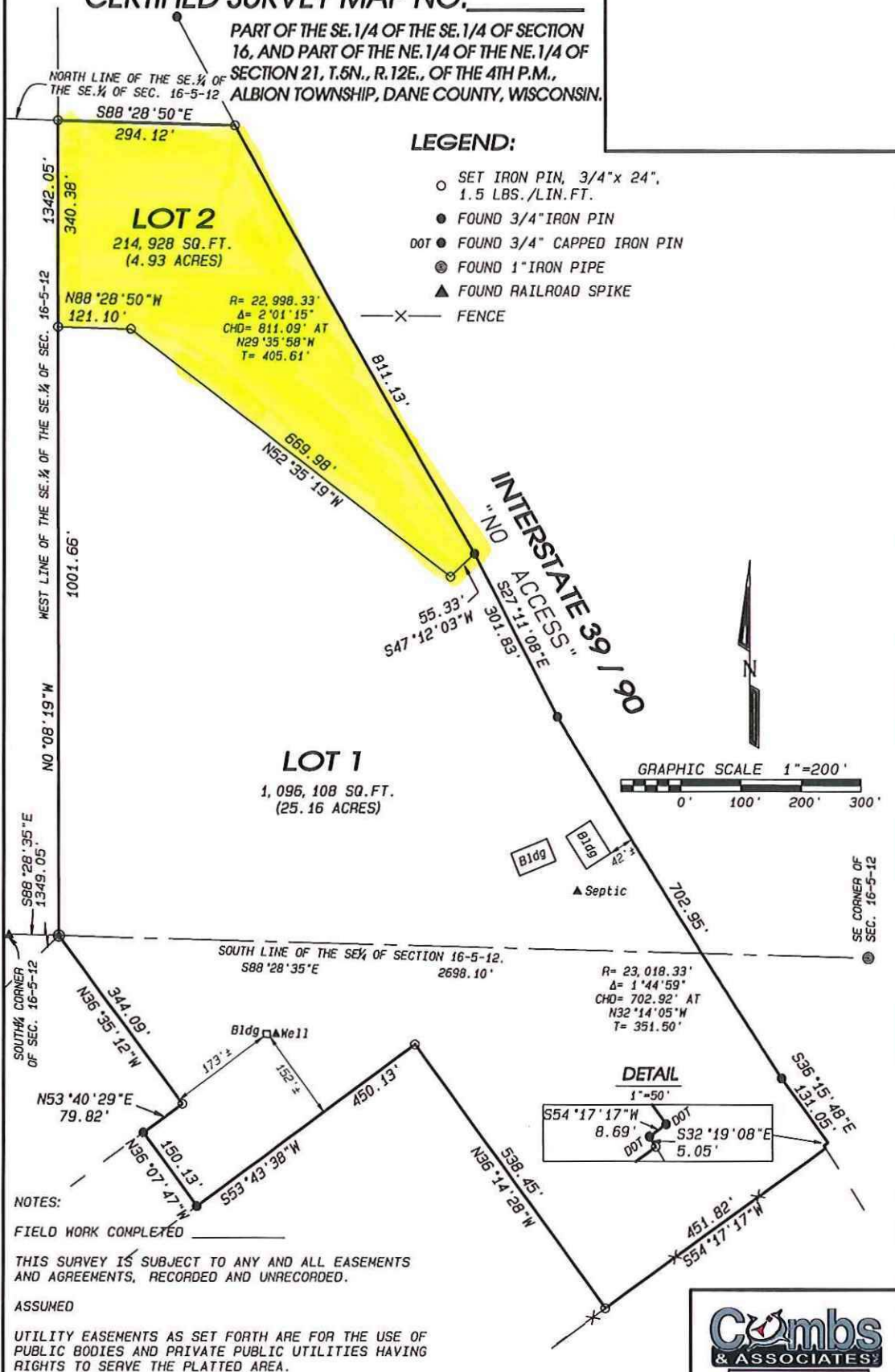
Project No. 117-550b For: Rock Road

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE. 1/4 OF THE SE. 1/4 OF SECTION 16, AND PART OF THE NE. 1/4 OF THE NE. 1/4 OF SECTION 21, T.5N., R.12E., OF THE 4TH P.M., ALBION TOWNSHIP, DANE COUNTY, WISCONSIN.

LEGEND:

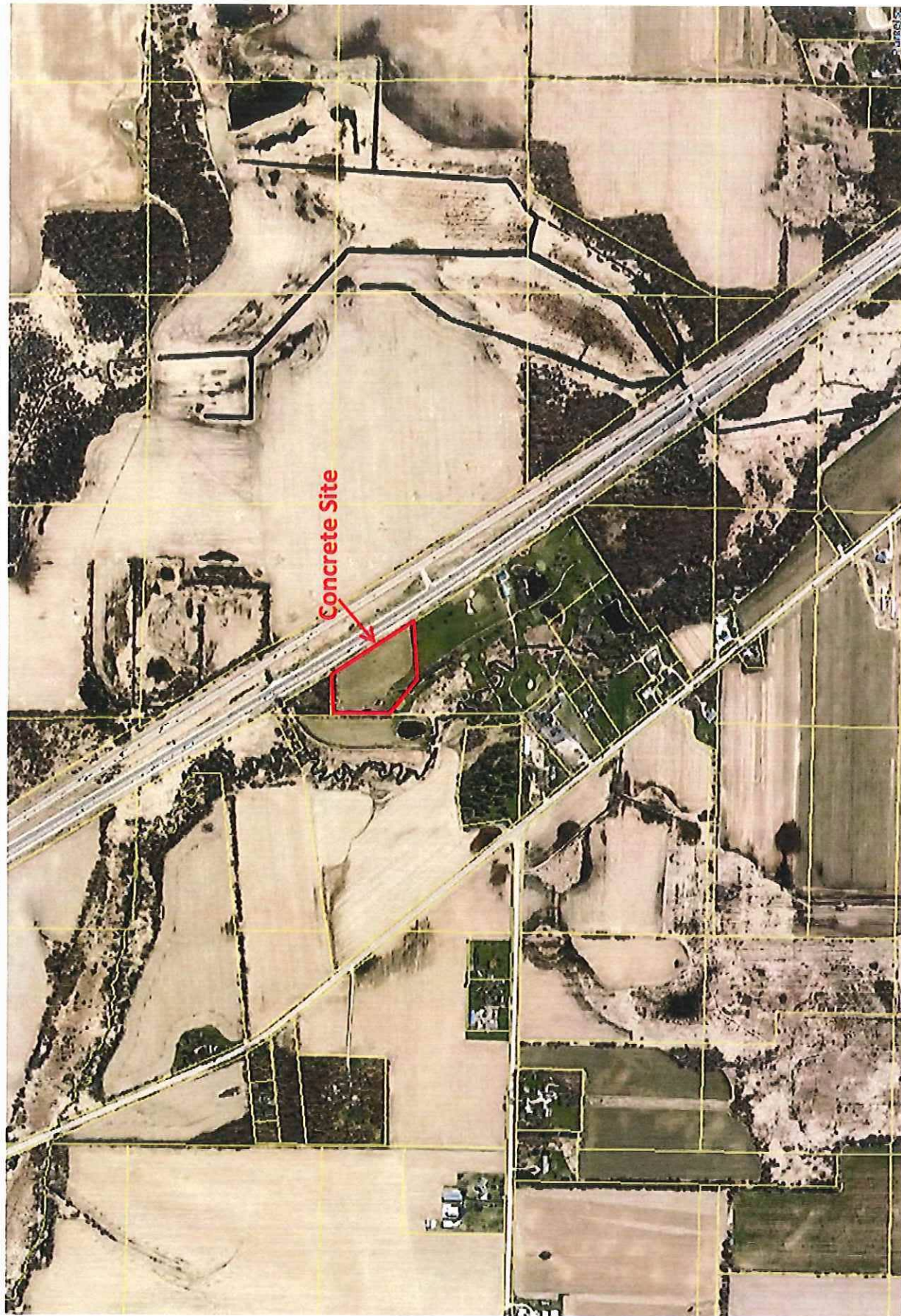
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- DOT ● FOUND 3/4" CAPPED IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ▲ FOUND RAILROAD SPIKE
- X— FENCE



Combs & ASSOCIATES

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

CONCRETE PLANT SITE MAP



Zone A

DNR WETLAND/FLOOD PLAIN MAP

Zone X

Zone A

WET LAND

FLOOD PLAIN

Proposed Concrete
Plant Location

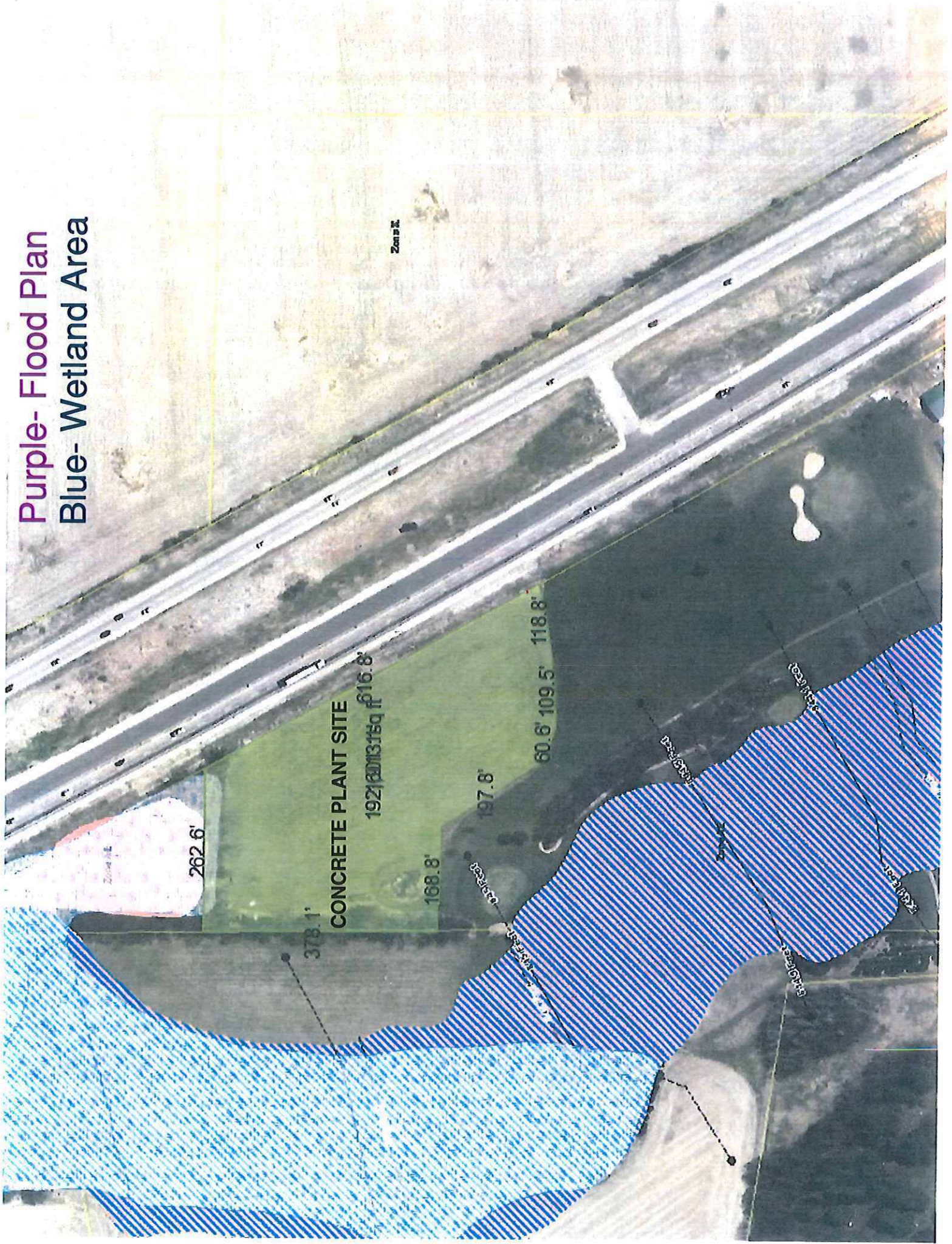
FLOOD PLAIN

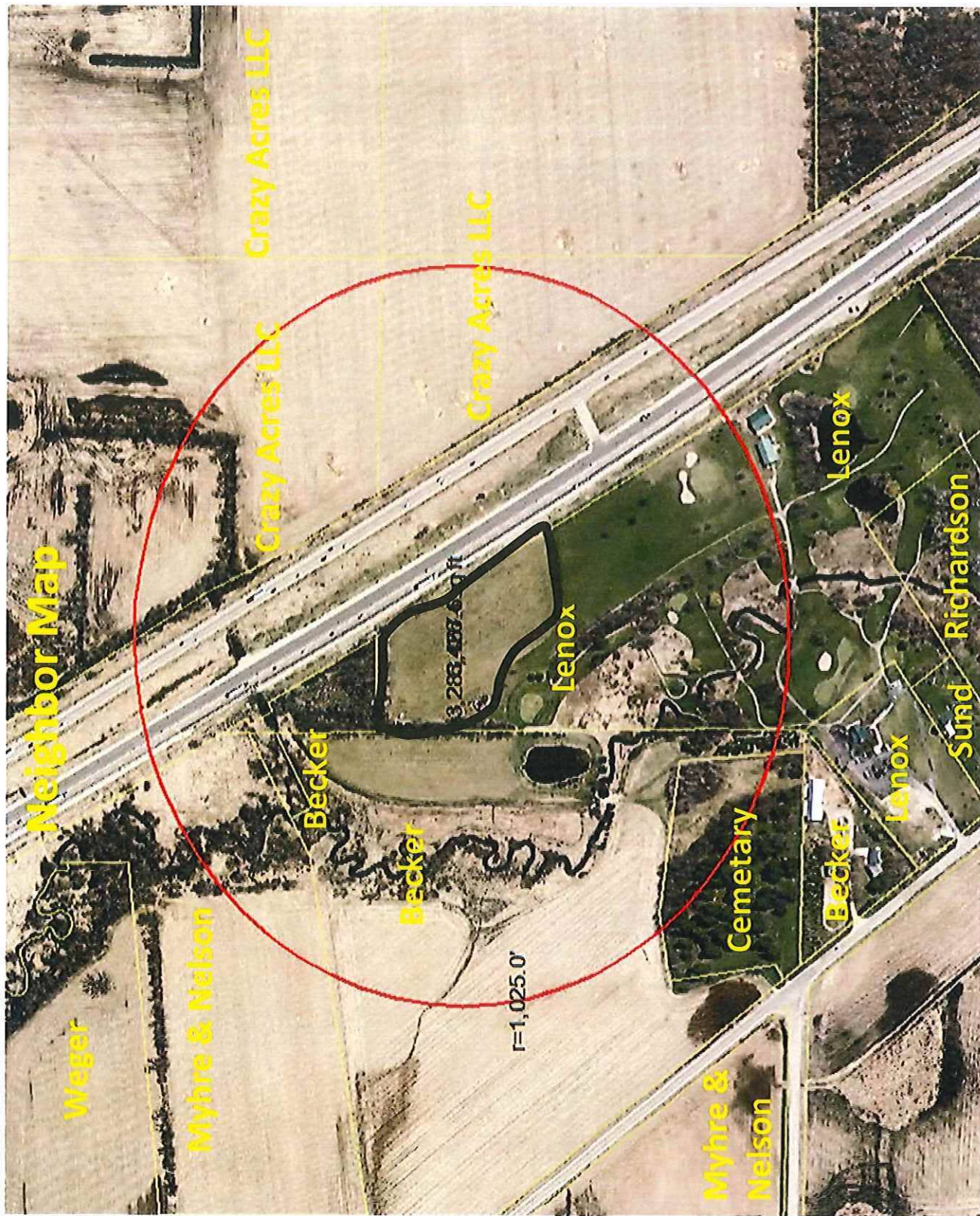
55025C0064H
eff. 8/17/2014

Zone X

Zone X

Purple- Flood Plan Blue- Wetland Area





Neighboring Properties

Name

Howard and Jeanne Richardson

James and Renae Becker

William and Jill Myhre; Kathrine Nelson

James Wileman (Crazy Acres LLC)

Robert and Vicki Sund

Address

748 Albion Rd Edgerton, WI 53534

156 Edgerton Rd Edgerton, WI 53534

446 Fairway Crc. Edgerton, WI 53534

720 Hillside Rd Edgerton, WI 53534

760 Albion Rd Edgerton, WI 53534

Site/Operation Plan

SB Closed

Topsoil
Stockpiles

3/4" Stone

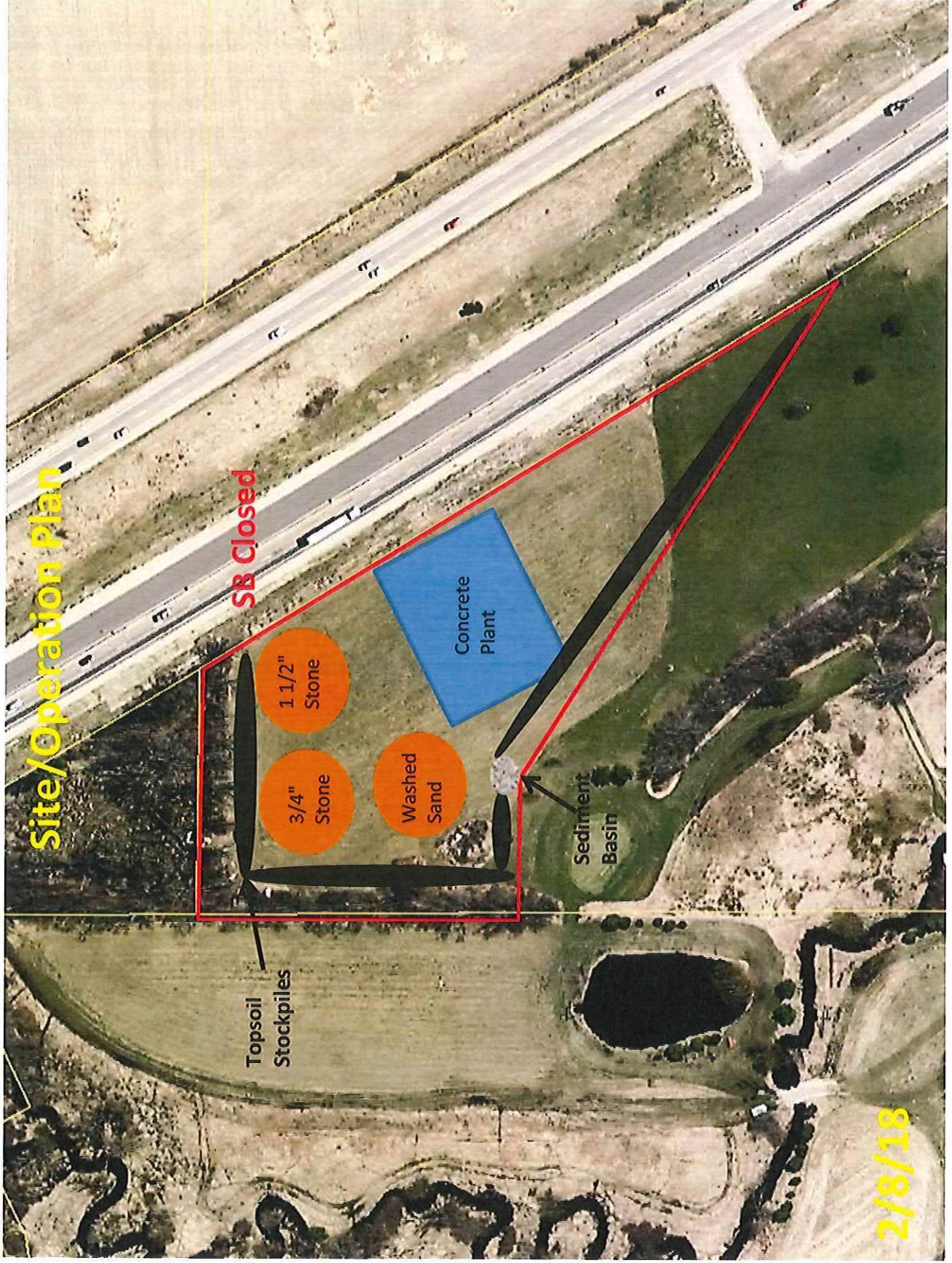
1 1/2" Stone

Washed Sand

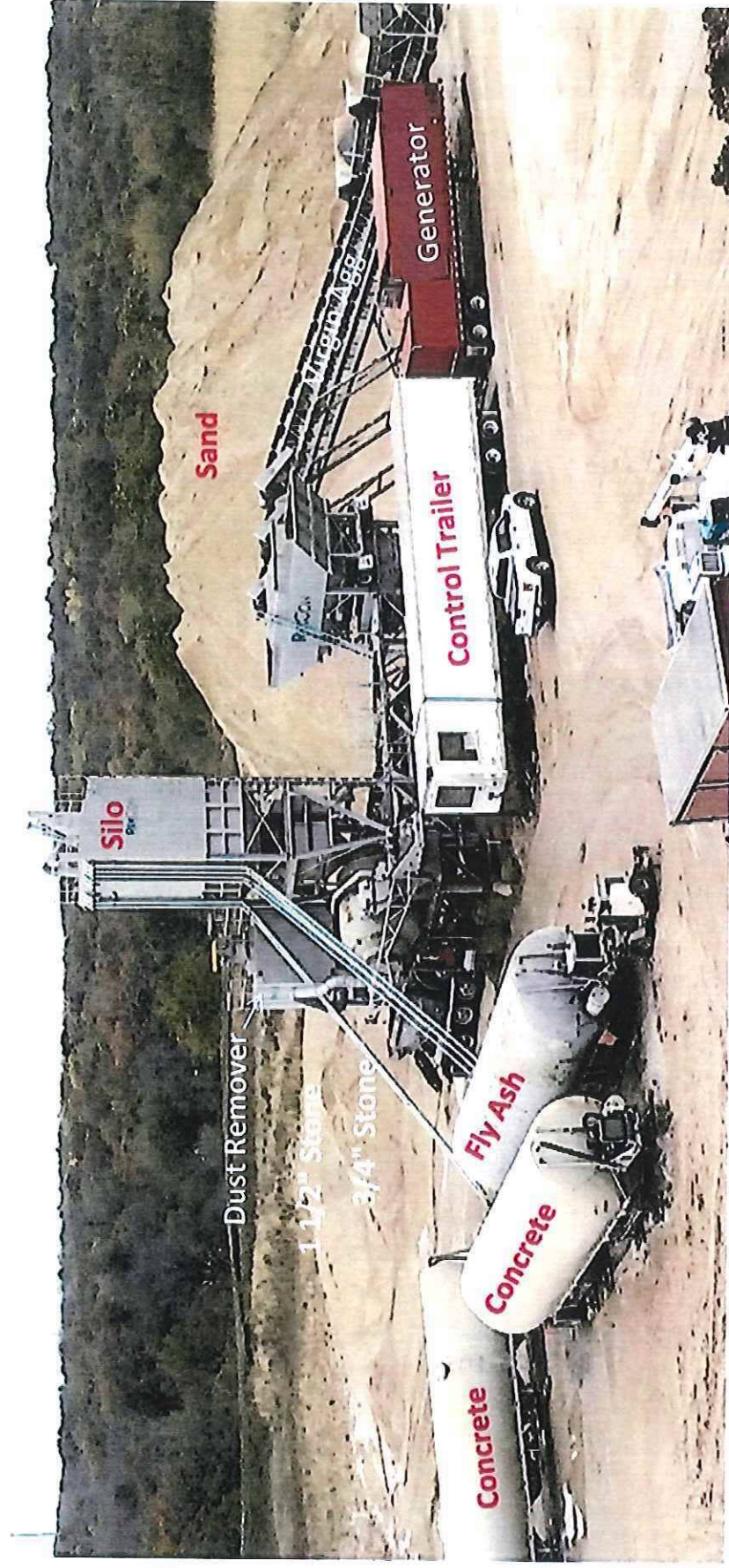
Concrete Plant

Sediment
Basin

2/8/18



Concrete Batch



Ryan Spies

From: Tuggle, Jason [tuggle.jason@countyofdane.com]
Sent: Tuesday, December 19, 2017 9:05 AM
To: Alex Barkley; Hilbert, Hans
Cc: Lane, Roger; Ryan Spies
Subject: RE: Rock Road Concrete Plant Site

Alex,

If the site is covered under Trans 401 and has an approved ECIP plan carried out under the direction of DOT you would not need any permits through our office. If that applies please send me the ECIP approval for the site.

Otherwise you will need a P.E. stamped shoreland erosion control plan and stormwater management plan as Hans stated below. You can find the permit application forms on our [website](#). Let me know if you have any questions.

Thanks,



Jason Tuggle
Urban Erosion Control Analyst
Water Resource Engineering Division
(608) 224-3735 | (c) (608) 516-2275
<https://wred-lwrd.countyofdane.com/>

From: Alex Barkley [mailto:abarkley@rockroads.com]
Sent: Monday, December 18, 2017 1:27 PM
To: Hilbert, Hans
Cc: Tuggle, Jason; Lane, Roger; Ryan Spies
Subject: RE: Rock Road Concrete Plant Site

Thanks!

The batch plant is the only type of structure to be constructed. This is a portable plant that isn't really "built", but positioned in place to operate all together. Do we have to apply for a permit to construct the portable batch plant or will it be covered under the CUP?

Thanks,
Alex



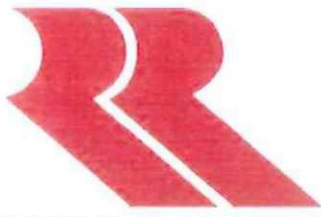
Alex Barkley, M.S., Assistant Safety Manager
Rock Road Companies, Inc.
301 W B-R Townline Rd | Janesville, WI 53546
PO Box 1818 | Janesville, WI 53547-1818
P 608.752.8944 | C 608.931.3897 | F 608.365.8146
abarkley@rockroads.com | www.rockroads.com

From: Hilbert, Hans [mailto:hilbert.hans@countyofdane.com]
Sent: Monday, December 18, 2017 1:20 PM
To: Alex Barkley
Cc: Tuggle, Jason; Lane, Roger
Subject: RE: Rock Road Concrete Plant Site

EROSION CONTROL IMPLEMENTATION PLAN

**WILL BE RESUBMITTED ONCE APPROVED
BY WIS DOT, DNR, AND AECOM**

**DRAFT DATE:
FEBRUARY 13, 2018**



ROCK ROAD COMPANIES, INC.
SINCE 1913

301 W B-R Townline Rd | PO Box 1818
Janesville, WI 53547-1818
P 608.752.8944 | F 608.365.8146
www.rockroads.com

February 14, 2017

John Voorhees
Water Resources Engineer
AECOM
1350 Deming Way, Suite 100
Middleton, WI 53562

Re: ECIP Plan **AMENDMENT #1 for WisDOT Project# 1007-11-74, Illinois State Line-Madison, IH 39/90, Dane County Line to E. Church Rd., Dane County**

Mr. Voorhees:

Enclosed please find **AMENDMENT #1**, Erosion Control Implementation Plan for the above-referenced project. Rock Road Companies, Inc. has added an additional waste site to the project. **This site was inspected by John Voorhees and WisDOT a few weeks ago.** Rock Road Companies, Inc. and will work with Bob Meurer, Project Engineer, to determine if field conditions require additional erosion control measures once the demolition project has started.

This should address all issues pertaining to erosion control for this project. Please contact me at (608) 931-3897 with any questions or if additional information is needed.

Sincerely,

ROCK ROAD COMPANIES, INC.



Ryan Spies
Safety Manager

B. Selected Site ECIP

Project ID: 1007-11-74 Highway: IH 39 County: Dane
Name of Road/Project: IL Stateline to Madison; S. Dane County Line to E. Church Road, SB
Type of Work: Grading, embankment, base aggregate, concrete pavement, HMA pavement, Structures B-13-700, B-13-704, C-13-3076 (Stage 3), C-13-3078 (Stage 3), S-13-397, culvert pipe, storm sewer, concrete curb and gutter, permanent signing and marking, and ITS.
Prime Contractor: Rock Road Companies, Inc.
Address: 301 W. B-R Townline Rd, Janesville, WI 53545
Contact Person: Pat Gardner Phone: Cell: 608-436-7089 E-mail: pgardner@rockroads.com
Project Manager: Adam Kopp, WisDOT Phone: (608) 576-8551 (Cell)
Site Engineer: Bob Meurer, WisDOT Phone: (608) 884-1231, (608)-516-0525 (Cell)

The ECIP shall also include, at a minimum, a narrative and pictorial description for **each** of the selected sites, if any, and attendant erosion control and storm water management measures for the selected sites. If the combined area of the project site and all selected sites disturbs 1 or more acres as determined by WisDOT the following information is required for each selected site. Selected sites that **do not** involve processing of materials and are used exclusively in DOT projects shall be addressed in the ECIP.

If a selected site is used prior to WisDOT written approval, it is not covered under the Cooperative Agreement between WisDOT and WDNR; all applicable federal, tribal, state, and local permits need to be obtained for the selected site.

1. Selected Site Name: Lenox Landscape & Supply Inc.
Address: 770 Albion Road, Edgerton, WI 53534, Parcel#002/0512-164-9601-3
City/Village/Town: Albion County: Dane
Township Range Section 1/4 Sect. 1/4-1/4 Sect.: T5N, R12E, SE ¼, SE ¼, Section #16
Include a location map (i.e., plat map).
2. Principal contact of the contractor or other person responsible for installation, maintenance, and removal of erosion control and storm water management measures at the selected site.
Name: Ryan Spies Phone: 608-752-8944
Firm: Rock Road Co., Inc. E-mail: rspies@rockroads.com
Address: 770 Albion Road, Edgerton, WI 53534
3. Commercial Site: Does this site have a **storm water** permit issued by another Wisconsin State Agency (i.e., WDNR) or Federal Government Agency (i.e., EPA)? Yes / No
If no, continue to question #4
If yes, Name of the site: N/A
Contact for the site: N/A Phone: N/A
Include cover sheet of Federal or Wisconsin Storm water Permit or printout of WDNR Industrial Storm water general permit website displaying the Permit number, FIN number, and Status.

4. Have applicable permits been obtained?
Application for Conditional Use Permit-Temporary Batch Plant, Town of Albion (attached)
Application for Zoning Change, Rezone from R-1 to A-2, Town of Albion (attached)
Town of Albion Zoning and CUP has been approved on February 6, 2018.
Application for Conditional Use Permit-Temporary Batch Plant, Dane County, C.U.P.# DCPUP-2017-02411 (attached)
Application for Zoning Change, Rezone from R-1 to A-2, Dane County, Petition# DCPREZ-2017-11252 (attached)
5. Is the selected site on tribal land? **NO**
6. Has the Archaeological Review (Form DT1919) been sent to BTS? **YES**
What was the Bureau recommendation? Yes Have not received response yet
_____ Survey Recommended _____ High Potential X OK to Proceed
7. Construction activity dates at the selected site: Start: April 1, 2018 Complete: September 5, 2018
8. A narrative description of the selected site as it exists before construction, the nature of the activities to be performed at the site including approximate quantity of waste/borrow material, and land use anticipated after restoration to the site. See Exhibit B8
9. A description of the intended sequence of major land disturbing activities at the selected site.
See Exhibit B9
10. Estimated total area of selected site: 6 Acres Total Disturbed Area: 4.85 Acres
25,000 Cubic Yards of Waste
11. Immediate receiving waters: **See Exhibit 11**
(Attach FEMA Floodplain maps)
12. Runoff coefficients at the selected site. (Attach the Runoff Coefficient Table)
Supply the following estimates: Site slope before construction: See Exhibit 12
13. Site map(s) including: (See Trans 401.08(2)(b)(11) for details).
See Exhibits 13 a, b, c, d, e, h
- Boundaries of the site and areas of soil disturbance.
 - Existing topography and drainage patterns, roads and surface waters.
 - Drainage patterns and approximate slopes anticipated after major grading activities.
 - Location of major structural and non-structural erosion control and storm water management practices.
 - Location of areas where stabilization will be employed, including but not limited to vegetation, following construction or maintenance activities.
 - Area and extent of wetland acreage on the site, whether disturbed or not. No Wetlands On Site

- g. Locations where storm water is discharged to a surface water or wetland. **Not Discharged to surface water or wetlands**
- h. Location of any internal haul roads.

14. A description of appropriate erosion control and storm water management measures that will be employed at the selected site to prevent sediments and pollutants from reaching waters of the state, including wetlands. The plan shall clearly describe the appropriate best management practice for each major activity identified and the timing during the construction process that the measures will be implemented. The description of best management practices shall include:

- a. Description of permanent or temporary erosion control and storm water management measures. Plans shall ensure the preservation of existing vegetation where practical.

Silt fence will be placed around the perimeter of the site and topsoil berms will also be stored along the north and west perimeter to aid runoff water. Upslope tracking will be performed as described in the Erosion Control Special Provisions.

- b. Description of structural practices to divert runoff away from exposed soils, to store flows or to otherwise limit runoff and the discharge of pollutants from the site.

The runoff will be controlled by silt fence and topsoil berms that will force all runoff to internal collection points within the waste site.

- c. Management of overland flow at the site.

The flow of runoff will be monitored and any areas not controlled by silt fence will be addressed with adding BMP's. This would most likely be additional silt fence due to the relatively flat gradient throughout the waste site. If there is erosion from channelized flow, Rip Rap and fabric will be installed. If any dewatering is needed, Rock Road Companies, Inc. will use a 3" pump with a discharge of 110 GPM and Type 1 soiltex sediment bags.

- d. Trapping of sediment in channelized flow.

The waste site is relatively flat therefore there will not be channelized flow. We will utilize hay bales behind the silt fence in areas where runoff is concentrated.

- e. Staging construction to limit bare areas subject to erosion.

We will be utilizing this waste site throughout all stages of the project.

- f. Protection of downslope drainage inlets where they occur.

NA

- g. Minimization of tracking at the site.

There should be no tracking since the access is directly onto DOT ROW. If it is determined that a tracking pad is necessary, Rock Road Companies, Inc. will field fit the tracking pad as deemed necessary.

- h. Clean up of off-site sediment deposits.

Rock Road Companies, Inc. will clean up any sediment deposits when completed with the waste site operations.

- i. Proper disposal of building and waste material at the site.

NA

- j. Stabilization of drainage ways.

NA

- k. Installation of permanent stabilization practices as soon as possible after final grading.

All fill areas will be leveled and have final stabilization practices in place immediately after the slopes are completed, especially in the north and west areas of the waste site.

- l. Minimization of dust to the maximum extent practical.

A water truck will be available on site to minimize any dust.

- m. Stabilization of the disturbed portions of the site.

We will use temporary seed on disturbed areas that are open for more than 2 weeks.

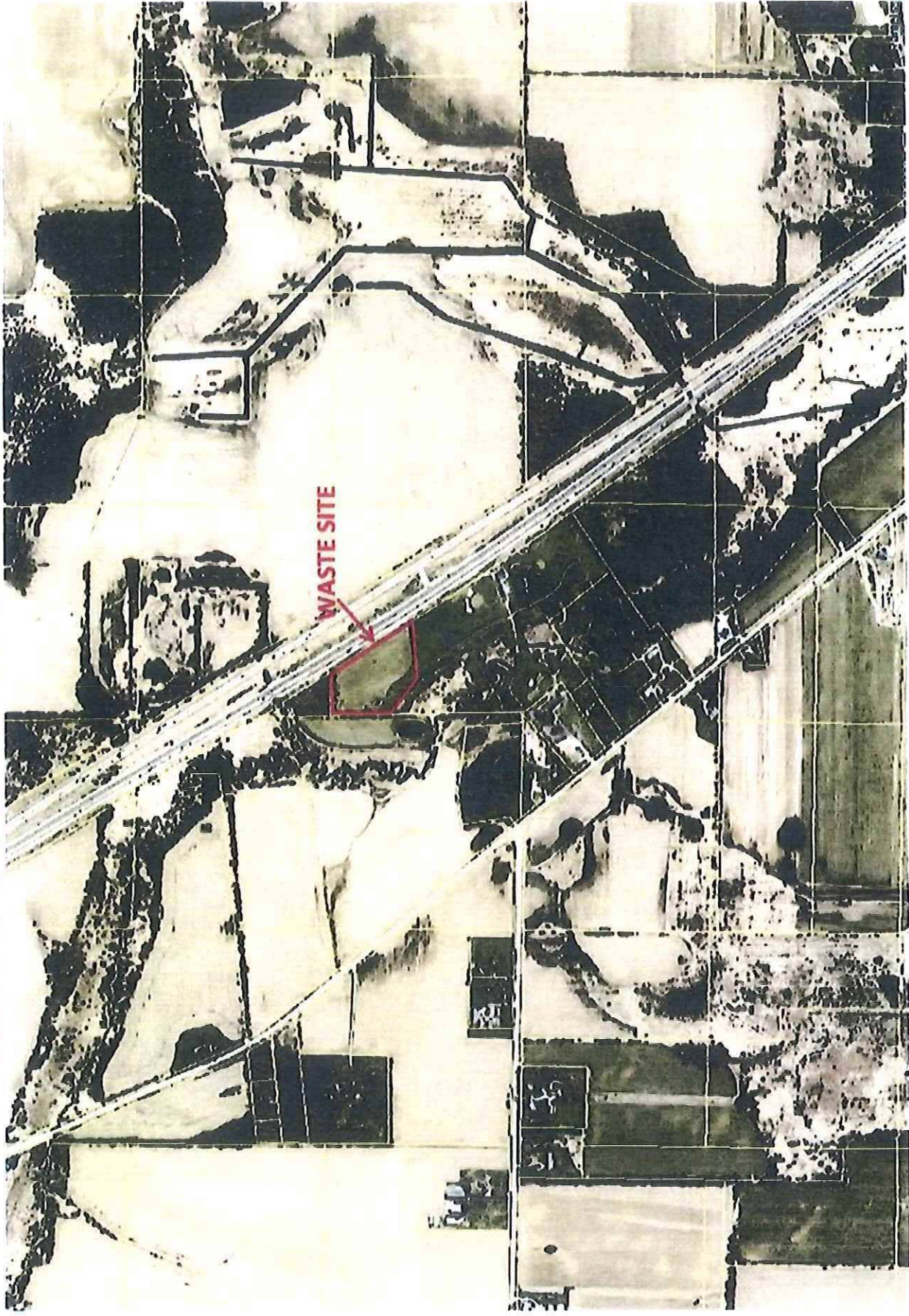
15. A description of the procedures to maintain vegetation, best management practices and other protective measures, in good and effective operating condition. If the selected site will remain open for more than 2 weeks without construction activities (i.e. over-winter), how will the site be stabilized and how often will it be inspected?

The site will inspected weekly or after a rain event of ½" or more. The site will be graded to its proposed restoration configuration at the end of the project. The project is scheduled to be completed in one calendar year (October 31, 2018) so no winterization will be needed. Rock Road Companies, Inc. will fix any erosion control issues in the spring if needed.

If permanent infiltration devices are employed, complete:

16. Existing data describing the surface soil, subsoils, and depth to groundwater at the selected site. (Refer to Soil Conservation Service's County Soil Survey Book or equivalent where available.) **Existing irrigation well shows depth to groundwater at approximately 45 feet. See Exhibit 16-Surface Soil information.**

LENOX LANDSCAPE WASTE SITE MAP



Scale 1" = 829'

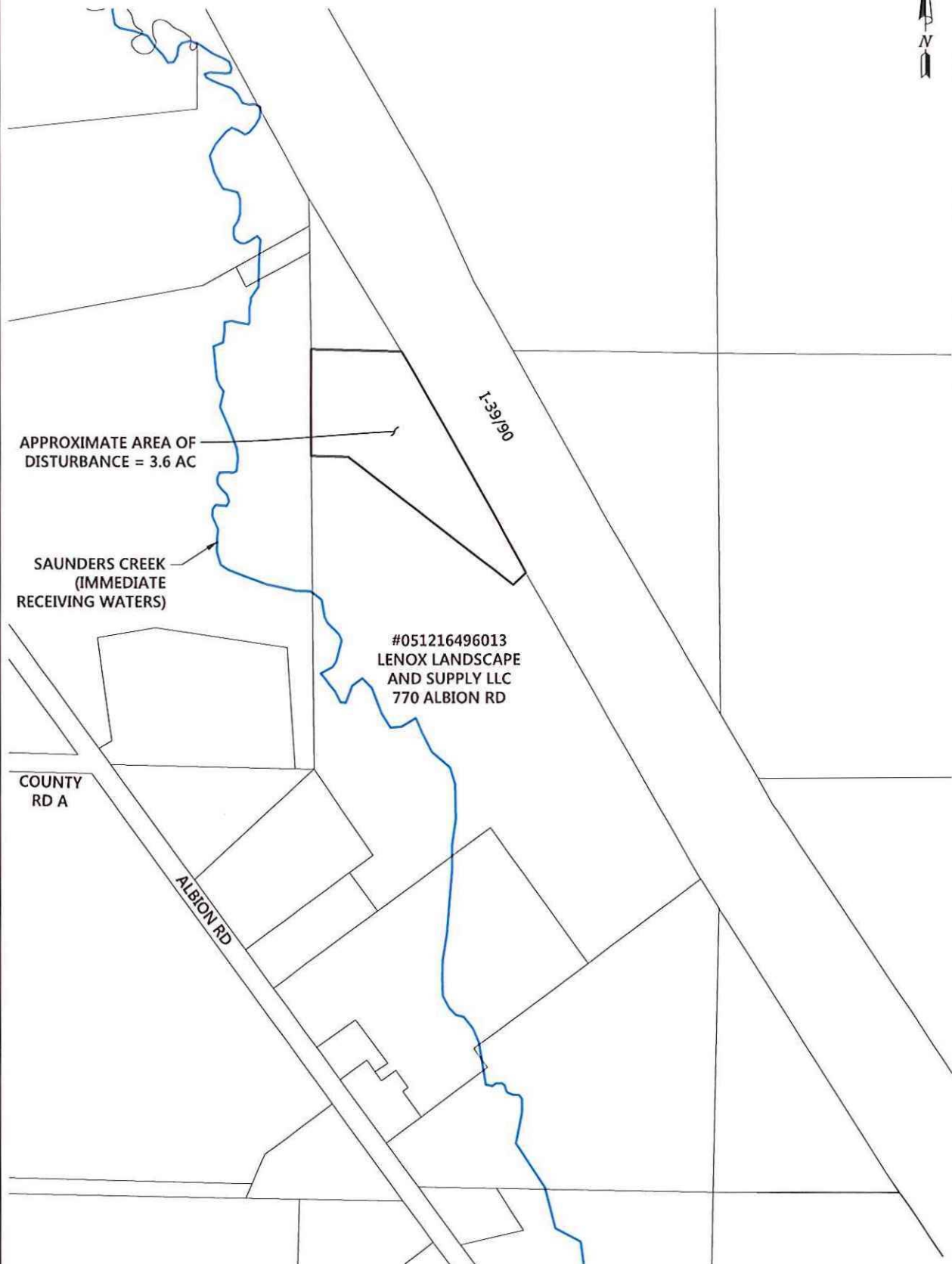
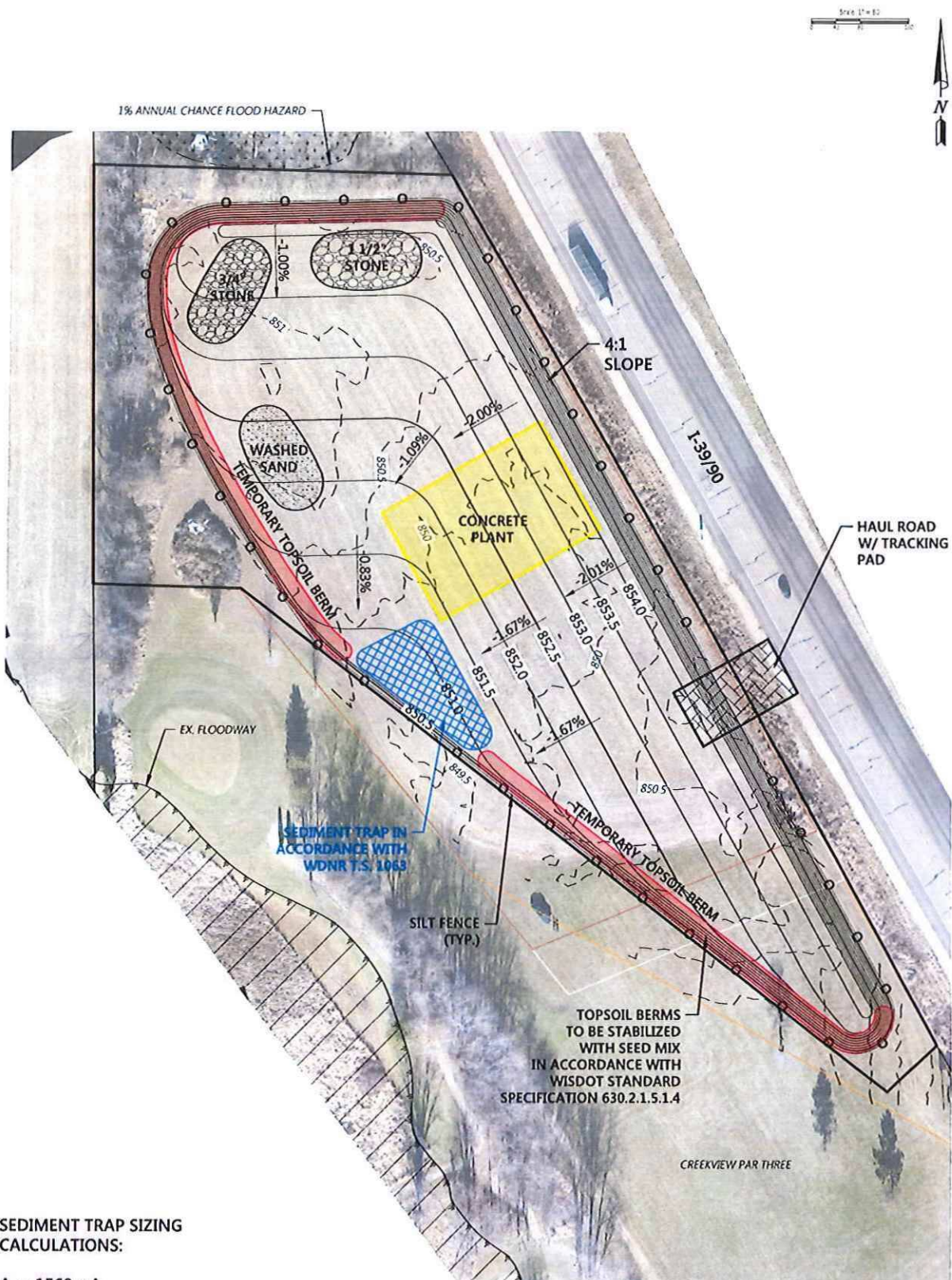


EXHIBIT ADDRESSES ECIP
WORKSHEET: 13A, 13B

PLT DATE: 4/11/2024 1:02 PM

PROPOSED CONCRETE PLANT LOCATION
CITY OF EDGERTON
DANE COUNTY, WISCONSIN





**SEDIMENT TRAP SIZING
CALCULATIONS:**

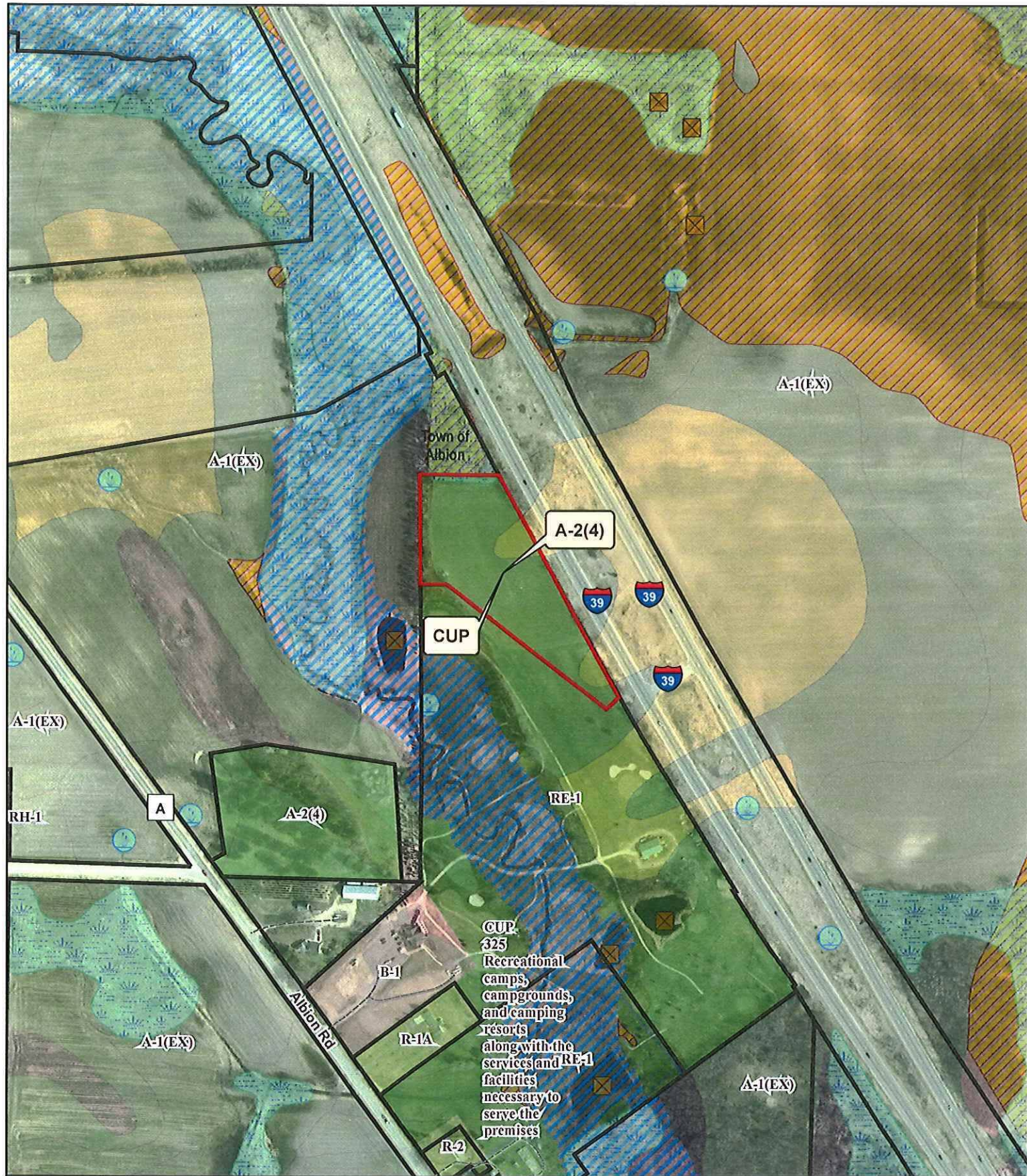
$A_s = 1560 \times A_{or}$
 $A_s = 1560 \times 3.6 \text{ ACRES}$
 $A_s = 5616 \text{ SF}$
 $\text{WIER LENGTH} = 10'$

EXHIBIT ADDRESSES ECIP
 WORKSHEET: 13C, 13D, 13E, 13H

PLT DATE: 4/11/2024 1:01 PM

PROPOSED CONCRETE PLANT LOCATION
 CITY OF EDGERTON
 DANE COUNTY, WISCONSIN





Legend

Significant Soils Class

Floodplain
Wetland



Class 1

Class 2

0 145 290 580 Feet

Petition 11252 /CUP 2411
LENOX LANDSCAPE AND
SUPPLY LLC