

Dane County Conditional Use Permit Application – CUP #2642

STANDARDS FOR CONDITIONAL USE PERMITS

Please explain how the proposed land use will meet the following 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.**

Renewing an existing mineral extraction CUP site that already meets and will continue to maintain those measures. Roadway improvements to County N - turn-lanes/by-pass lanes already designed for safety and installed. The site is already signed with no trespassing signs and MSHA danger/warning signs required by law. The site is under permit and meets the WisDNR standards for particulate emissions. All pit equipment has muffler systems which meet or exceed industry standards for noise. Existing detention ponds will be maintained as currently used (2 each - one for composting operation located to the northeast portion of the property and one much larger one located on the western edge of the property for the mineral extraction operation).

- 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.**

Renewing an existing mineral extraction CUP site that already meets and will continue to maintain those measures. The surrounding property is mainly agricultural which our operation will continue to not have an impact on. The rural homestead to the north is an employee of ours that helps run the composting operation. We (Skaar Pit LLC) own the farmstead to the east. The remaining property to the east, Paul Davis Restoration is a commercial business that we should continue to have no impact on.

- 3. 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.**

Renewing an existing mineral extraction CUP site that already meets and will continue to maintain those measures. We are changing the zoning to coincide with future commercial development of the property which coincides with the current Town of Cottage Grove long range plan for the area. The County Highway N/Highway 12/18 interchange is being planned for a township business park which is what this property will be developed into in the future.

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

Renewing an existing mineral extraction CUP site that already has the required improvements done. Roadway improvements to County N - turn-lanes/by-pass lanes have already been designed for safety and installed. Natvig Road was realigned by the County quite a few years ago with the help of R.G. Huston Co., Inc. Existing detention ponds will be maintained as currently used (2 each - one for composting operation located to the northeast portion of the property and one much larger one located on the western edge of the property for the mineral extraction operation).

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.

Renewing an existing mineral extraction CUP site that already has the required improvements done. Roadway improvements to County N - turn-lanes/by-pass lanes have already been designed for safety and installed. Natvig Road was realigned by the County quite a few years ago with the help of R.G. Huston Co., Inc. The on-site driveway is asphalt surfaced, 24 feet wide by approximately 675 feet long. Daily truck volume varies greatly but on seasonal average it is zero to ten trucks per hour.

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

Renewing an existing mineral extraction CUP site that already meets and will continue to maintain applicable regulations.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Renewing an existing mineral extraction CUP site that is consistent with both comprehensive plans. We are changing the zoning to coincide with future commercial development of the property which coincides with the current Town of Cottage Grove long range plan for the area. The County Highway N/Highway 12/18 interchange is being planned for a township business park.

8. If the conditional use is located in a Farmland Preservation Zoning district, the conditional use is subject to the following standards found in section 10.220(1).

- a. **Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:**
- b. **Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:**
- c. **Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:**
- d. **Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:**
- e. **Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:**

(n/a)

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Describe in detail the proposed conditional use.

We are applying for a 10-year extension of an existing mineral extraction site. The existing sand & gravel mineral extraction operation has been in operation since 1998. The site involves the mining, recycling, processing of aggregates and soils for local construction projects ranging from residential home sites, commercial sites, local roadways to major highways.

Typical equipment that would be used in the mineral extraction, processing and hauling of the product would be: hydraulic backhoe, loader, dozer, haul trucks, dump trucks, semis, portable screening plants, portable crushing plants, portable washing plants, scales, etc.

No new improvements will be needed to the existing mineral extraction site.

Proposed days and hours of operation.

The current and proposed hours of operations are as follows:

Monday through Friday: 6 am to 6 pm

Saturday: 8 am to 1 pm.

Sunday & Holidays: no work

Special hours with notification/acknowledgement by Town chairman.

Employees.

The site typically sees one to three full-time employees operating the site depending on if processing equipment is brought in to process material. Processing usually takes place over a few weeks and then the processing equipment moves to another quarry/pit site.

Anticipated noise, odors, dust, soot, runoff or pollution – and any proposed measures to mitigate.

The site is currently permitted by the WisDNR and Dane County for dust and stormwater management. We will continue to utilize water when needed to control dust. Noise is controlled based on elevations (down in a hole for the most part) and rural location of the operation. All appropriate mufflers will be maintained in proper working order.

Materials to be stored outside, or any activities taking place outside.

The screening, crushing, recycling and washing of aggregate materials will take place outside of any enclosure. The stockpiling of materials will also take place outside of any enclosures - except for shredded topsoil which is stored inside the existing hoop house protective structure.

Describe measures taken to ensure compliance with Ch 11 & 14 stormwater & erosion control.

No new facilities are needed. The existing operations follow all applicable county stormwater and erosion control standards, and will continue to do so.

Existing and proposed sanitary facilities associated with the proposed use, incl. manure management.

We use porta-potties for employee sanitation devices.

Existing or proposed facilities for managing trash/recycling removal.

No services are required.

Anticipated daily traffic, types & weights of vehicles, and measures to accommodate increased traffic.

We do not anticipate any changes to the current operations and still anticipate traffic to fluctuate currently as it does daily with no anticipated traffic issues. Truck volume varies greatly depending on projects and other local contractors/customers. On seasonal average we experience zero to ten trucks an hour.

The site already has had the driveway improved along with the intersection of Natvig Road and County Highway N improved including a by-pass lane.

List any hazardous, toxic or explosive materials to be stored on site, and containment/safety measures.

No fuel or explosives stored on site. Equipment is fueled on upland portions of the site by a WisDNR certified fuel delivery truck, which carries its own spill containment contingencies.

Existing or proposed outdoor lighting, and measures to mitigate light pollution impacts to neighbors.

No additional permanent signage or permanent lighting is required. We currently have in place the required MSHA/OSHA warning signs along the entrance road/gate area. We utilize the headlights of the loaders and dump trucks when needed for lighting - no street lighting or temporary lighting plants are used.

Existing or proposed signage (size, location, materials).

No additional permanent signage or permanent lighting is required. We currently have in place the required MSHA/OSHA warning signs along the entrance road/gate area.

Current use of the property.

Site is currently an active and permitted CUP for mineral extraction and composting. A couple small portions of the land is farmed for hay.

Current uses of surrounding properties in the neighborhood.

West - rural farmland; South - Highway 12/18; East - Highway N then Rural Farmland/Farmhouse (we own) and a commercial business (Paul Davis); North - Farmette (one of our employees owns).