Dane County Rezone Petition

Application Date	Petition Number
03/18/2026	DCPREZ-2026-12278
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JMM LLC	PHONE (with Area Code) (608) 289-2931	AGENT NAME JMM LLC	PHONE (with Area Code) (608) 289-2931
BILLING ADDRESS (Number & Street) 801 W VERONA AVE #349		ADDRESS (Number & Street) 801 W VERONA AVE #349	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		**ADDRESS OR LOCATION OF REZONE**		**ADDRESS OR LOCATION OF REZONE**	
7228 PINE ROW RD					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0608-282-8000-6					

REASON FOR REZONE

REMOVAL OF WETLAND RESTRICTIONS

FROM DISTRICT:	TO DISTRICT:	ACRES
WETLAND	OUT-OF-WETLAND	.137

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS
☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	HJH3
Applicant Initials: MJM	Applicant Initials: MJM	Applicant Initials: MJM	

SIGNATURE: (Owner or Agent) M. M-M

PRINT NAME: Michael J. Marquette

DATE: 3/18/26

Form Version 04.00.00

Date: 3-18-2026

Memorandum

To: Dane County Planning and Development Zoning Division
From: Scott Anderson, P.E.

RE: Rezone from Wetland to Non-Wetland Pursuant to Section 11.10, Dane County Ordinances
Property: Part of what is commonly known as – 7228 Pine Row Road, Town of Verona, WI (Part of Parcel 060828280006)

On behalf of my client, JMM LLC, please find the attachments for proposed wetland rezoning in the Town of Verona.

- Dane County Rezone Application (attached hereto)
- Wetland Delineation Report from Heartland Ecological
- Wetland Exemption Letter from WisDNR
- Existing Site Plan – Map of Subject Wetland
- Registration of Marketable Nonmetallic Mineral Deposit*
- Legal Description of Wetland to be Rezoned

We are respectively requesting that a wetland be rezoned to non-wetland pursuant to Section 11.10, Dane County Ordinances. The area is 5,963 square feet and located in the eastern portion of the property. The reasons that we are requesting a wetland rezone are due to general compliance with Dane County Ordinance 11.10(2) and further described below:

- The delineated wetland has been reviewed by the Wisconsin DNR and has been declared an exempt wetland and does not qualify as a regulated wetland under state or federal criteria;
- The wetland is not located in hydric soils as mapped;
- No natural habitat features associated with high-value wetlands; and
- No flood storage, water quality, or shoreline protection functions attributable to this area (the wetland is a on 5% slope)

As the attached reports indicate, the subject wetland area currently lacks functional wetland characteristics, so maintaining wetland zoning provides no environmental benefit. The proposed use of the site is to develop it as a non-metallic mining area after all zoning and other approvals have been obtained from the Town, County, and WisDNR.

It is noteworthy that given the location of the subject wetland, the anticipated future reclaimed condition of the property after mining will be better suited to align with Dane County Ordinance Chapter 11. This is because the reclaimed property will feature a pond and park space with the potential for future wetlands.

If you have any questions or concerns, please reach out to me at 608-732-7105

*Provided pursuant to the requirements set forth in Wisconsin Admin Code NR 135.62(2)

Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	$395
Farmland Preservation:	$495
Commercial:	$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	JMM, LLC	**Agent Name:**	Michael Marquette
Address (Number & Street):	801 W Verona Ave, #349	**Address (Number & Street):**	801 W Verona Ave, #349
Address (City, State, Zip):	Verona, WI 53593	**Address (City, State, Zip):**	Verona, WI 53593
Email Address:		**Email Address:**	
Phone#:		**Phone#:**	

PROPERTY INFORMATION

Township:	Town of Verona	**Parcel Number(s):**	060828280006 (Part of)
Section:	28	**Property Address or Location:**	7228 Pine Row Road, Verona, WI 53593

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation? Yes ☐ No ■

See attached Synder & Associates memo and attachments thereto.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Wetland	Non-Wetland	.137

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

■ Scaled drawing of proposed property boundaries	■ Legal description of zoning boundaries	■ Information for commercial development (if applicable)	■ Pre-application consultation with town and department staff	■ Application fee (**non-refundable**), payable to the Dane County Treasurer

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____ Date 3/18/26

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**
☐ Scale and north arrow
☐ Date the site plan was created
☐ Existing subject property lot lines and dimensions
☐ Existing and proposed wastewater treatment systems and wells
☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
☐ All dimension and required setbacks, side yards and rear yards
☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
☐ Location and dimensions of any existing utilities, easements or rights-of-way
☐ Parking lot layout in compliance with s. 10.102(8)
☐ Proposed loading/unloading areas
☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**
☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**
☐ Hours of operation
☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
☐ Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
☐ Signage, consistent with section 10.800

☐ **ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**	
Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

Assured Wetland Delineation Report

Valley Road Parcels

Town of Verona, Dane County, Wisconsin

October 3, 2025

Project Number: 20251601

506 Springdale Street | Mount Horeb, WI 53572 | www.heartlandecological.com

Valley Road Parcels

Town of Verona, Dane County, Wisconsin

October 3, 2025

Prepared for:

Michael Marquette

JMM LLC

Prepared by:

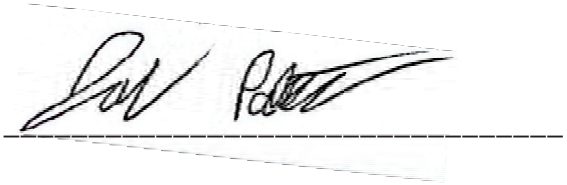
Heartland Ecological Group, Inc.

506 Springdale Street

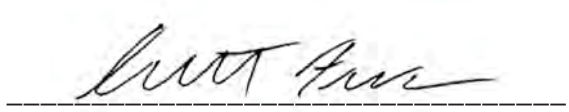
Mount Horeb, WI 53572

608-490-2450

www.heartlandecological.com



Preparation Assistant: Joe Paetsch, Environmental Technician



Lead Investigator: Scott Fuchs, Senior Scientist

Solutions for people, projects, and ecological resources.

Table of Contents

1.0 Introduction

Heartland Ecological Group, Inc. ("Heartland") completed an assured wetland determination and delineation on the Valley Road Parcels site on August 5th, 2025 at the request of JMM LLC. Fieldwork was completed by Scott Fuchs, Senior Scientist, an assured delineator qualified via the Wisconsin Department of Natural Resources' (WDNR's) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 157.83-acre site (the "Study Area") is ¾-mile southwest of the intersection of Valley Road and State Trunk Highway 69, in the northwest ¼ of Section 28, T6N, R8E, Town of Verona, Dane County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area and to identify and approximately map observed waterways/watercourses and waterbodies.

Two (2) wetland areas totaling approximately 0.95 acre were delineated and mapped within the Study Area (Figure 7, Appendix A). No waterways, watercourses, or waterbodies were observed within the Study Area.

Wetlands, waterways/watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetland Delineation Manual, T.R. Y-87-1 ("1987 Corps Manual") and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey's (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service's (NRCS) Soil Survey Geographic Database (SSURGO) *Web Soil Survey* (Figure 3, Appendix A), the WDNR's *Wetland Indicator* data layer (Figure 4, Appendix A), the WDNR's *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), the WNDR's *24k Hydro Flowlines (Rivers and Streams)* data layer (Figures 2 and 5, Appendix A), the WDNR's *Color-Stretch LiDAR and Hillshade Image Service Layer* (Figure 6, Appendix A), and aerial imagery available through the USDA Farm Service Agency's (FSA) National Agriculture Imagery Program (NAIP) and Dane County's Land Information Office.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Atypical conditions were encountered within the Study Area due to the presence of agricultural fields. Therefore, procedures for managed plant communities in the *Problematic hydrophytic vegetation* section described in Chapter 5 of the Regional Supplement were used. NAIP imagery was reviewed for evidence of crop stress, saturation, or inundation signatures. Sample point placements for the wetland delineation were partially determined based on such signatures.

In actively farmed areas within the Study Area, methods described in Chapter 5 (Difficult Wetland Situations) of the Regional Supplement were followed. Available aerial imagery was analyzed using procedures described in the *Guidance for Offsite Hydrology/Wetland Determinations* (USACE and Minnesota Board of Water and Soil Resources, July 2016 – "July 2016 Guidance"). An off-site aerial imagery analysis (Off-Site Analysis) was completed to document the presence or absence of wetland signatures and assist in the wetland determination. A wetland signature is evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration to meet wetland hydrology and possibly wetland vegetation criteria. Wetland signatures often vary based on the type and seasonal date of the aerial imagery. For example, there are seven (7) standardized signature types in actively farmed settings described in the July 2016 Guidance. To assist in interpretations of wetland signatures, a WETS analysis was used to compare antecedent precipitation in the three (3) months leading up to each aerial image to the long-term (30-year) precipitation averages and standard deviation to determine if antecedent precipitation conditions for each image was normal, wet, or dry. Areas within agricultural fields are typically determined to be wetland if hydric soils and wetland hydrology indicators are present and aerial images taken in the five (5) (or more) most recent normal antecedent precipitation images show at least one (1) of the wetland signatures per the July 2016 Guidance. Although the Off-Site Analysis concentrates on imagery taken under normal antecedent precipitation conditions, the images determined to be taken under wet and dry antecedent precipitation conditions were also analyzed and considered. Determinations and delineation of wetlands in agricultural areas are typically based on an outline of the largest wetland signature on an image taken under "normal" antecedent conditions and based on the consistency of the signatures (USDA, NRCS 1998).

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of antecedent precipitation in the 90 days leading up to the field investigation was completed. Using an Antecedent Precipitation Tool (APT) analysis developed by the USACE (Deters & Gutenson 2021), the amount of precipitation over these 90 days was compared to averages and standard deviation thresholds observed over the past 30 years to generally represent if conditions encountered during the investigation were

normal, wet, or dry. Recent precipitation events in the weeks prior to the investigation were also considered while interpreting wetland hydrology indicators. Additionally, the Palmer Drought Severity Index was checked for long-term drought or moist conditions (NOAA, 2018).

The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Navigation Satellite System (GNSS) receiver capable of sub-meter accuracy. In some cases, wetland flagging was not utilized to mark the boundary and the location was only recorded with a GNSS receiver, particularly in active agricultural areas. The GNSS data was then used to map the wetlands using ESRI ArcGIS Pro™ software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be normal for the time of year (Appendix B). The Palmer Drought Severity Index was checked as part of the APT analysis, and the long-term conditions at the time of the fieldwork were in the moderate wetness range. Fieldwork was completed within the dry-season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance and computed as part of the APT analysis.

General Topography and Land Use

The topography within the Study Area was moderately sloping in the northeastern quarter and gently sloping in the northwestern, southwestern, and southeastern quarters. A topographic high of approximately 1,000 feet above mean sea level is present in the northeastern quarter of the Study Area adjacent to Valley Road, and topographic lows of approximately 922 feet above mean sea level are present within two depressions along the western boundary and one depression in the southeastern corner (Figures 2, 6, and 7, Appendix A). Land use within the Study Area consists primarily of agricultural fields planted with corn. A residential home and agricultural outbuildings surrounded by turf vegetation

and wooded areas are also present in the east-central portion of the Study Area. Surrounding areas consist primarily of agricultural fields. General drainage is to the south and west towards Badger Mill Creek.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located within areas mapped as non-hydric and predominantly non-hydric soils, some of which are identified as wetland indicator soils (Figures 3 and 4, Appendix A).

Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
214C2: Gale silt loam, 6-12% slopes, moderately eroded	Gale-Moderately eroded	80-100	Ridges	No
	Pepin-Moderately eroded	0-10	Ridges	No
	Elevasil-Moderately eroded	0-10	Ridges	No
234B2: Basco silt loam, 2-6% slopes, eroded	Basco	90	Ridges, hills	No
	Hesch	5	Hills	No
	Hixton	3	Ridges, hills	No
	Elkmound	2	Hills	No
234C2: Basco silt loam, 6-12% slopes, eroded	Basco	90	Hills	No
	Hixton	5	Hills	No
	Hesch	3	Hills	No
	Elkmound	2	Hills	No
246C2: Elkmound sandy loam, 6-12% slopes, eroded	Elkmound	90	Hills	No
	Eleva	5	Hills	No
	Hixton	3	Hills	No
	Seaton-Moderately well drained	2	Hills	No

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
246D2: Elkmound sandy loam, 12-20% slopes, eroded	Elkmound	90	Hills	No
	Eleva	5	Hills	No
	Hixton	3	Hills	No
	Seaton variant-Loamy	2	Hills	No
312B2: Festina silt loam, 1-6% slopes, moderately eroded	Festina-Moderately eroded	80-100	Terraces	No
	Plumcreek-Moderately eroded	0-10	Terraces	No
	Ella-Moderately eroded	0-10	Terraces	No
7105A: Batavia silt loam, gravelly substratum, 0-2% slopes	Batavia-Gravelly substratum	90	Outwash plains	No
	Virgil-Gravelly substratum	5	Outwash plains	No
	Port Byron-Moderately well drained	3	Valley sides	No
	Plano-Gravelly substratum	2	Outwash plains	No
7748A: Plano silt loam, gravelly substratum, 0-2% slopes	Plano-Gravelly substratum	80-90	Outwash plains	No
	Elburn-Gravelly substratum	8-13	Outwash plains	No
	Warsaw	2-7	Outwash plains	No
7898A: Elburn silt loam, gravelly substratum, 0-3% slopes	Elburn-Gravelly substratum	85-95	Till plains	No
	Drummer	2-5	Drainageways	Yes
	Sable	2-5	Drainageways	Yes
	Mahalasville	1-5	Drainageways	Yes

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
214C2: Gale silt loam, 6-12% slopes, moderately eroded	Gale-Moderately eroded	80-100	Ridges	No

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) wetland point symbol along the western boundary of the Study Area.

Waterway/Watercourse and Waterbody Mapping

The WDNR's Rivers and Streams data layer (Figures 2 and 5, Appendix A) does not depict any waterways, watercourses, or waterbodies within the Study Area.

Aerial Photography

Available NAIP imagery of the Study Area from the period of 2004-2024 (Appendix F) was reviewed for evidence of wetland signatures and to gain insight into the site's recent history. No conspicuous land use changes are evident over this period. The presence of wetland hydrology signatures is documented in the following section.

Off-Site Analysis

Agricultural fields within the Study Area were the focus of the Off-Site Analysis (OSA) (Appendix F). A total of 21 aerial images were selected and reviewed based on the availability and quality of the imagery. Of these images, ten (10) were taken under normal antecedent precipitation conditions. At least one (1) of the seven (7) described wetland signatures per the July 2016 Guidance were noted in nine (9) locations.

Based on the OSA, eight (8) areas were likely to be wetland prior to the fieldwork. However, only two (2) of these areas were confirmed to meet wetland criteria during the field investigation. Several of the signature areas were moderately sloping swales that appeared to go unplanted to prevent erosion rather than due to wetland hydrology. Areas confirmed to be wetland included a groundwater seep present on a sideslope in the northeastern portion of the Study Area (Area 2) and a depression along the western boundary of the Study Area (Area 7).

3.2 Field Review

Two (2) wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at 17 sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 7 (Appendix A) and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Farmed Wet Meadow Groundwater Seep	Isolated	Less susceptible, 10-30 feet	0.14
W-2	Farmed Wet Meadow Depression	Isolated	Less susceptible, 10-30 feet	0.81
*Classification based on Heartland's professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.				**0.95**

Wetland 1 (W-1)

Wetland 1 (W-1) is a 0.14-acre farmed wet meadow groundwater seep in the northeastern portion of the Study Area. Wetland W-1 is isolated from other surface waters or wetland areas. Groundwater seepage appears to dissipate or re-infiltrate prior to entering the swale located immediately to the east. The wetland area appeared to be farmed in most of the years reviewed during the OSA; however, during the field investigation the wetland appeared to have gone unplanted for at least the last few years and featured ample volunteer vegetation.

Dominant vegetation within W-1 consisted of fringed willow herb (*Epilobium ciliatum,* FACW). Therefore, the hydrophytic vegetation parameter was met via the Rapid Test for Hydrophytic Vegetation, the Dominance Test, and a Prevalence Index of 2.53.

The Depleted Below Dark Surface (A11), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were noted at the sample point completed within W-1. Thus, the hydric soil parameter was met.

No primary wetland hydrology indicators were observed within W-1. However, the secondary indicators of Saturation Visible on Aerial Imagery (C9), Stunted or Stressed Plants (D1), Geomorphic Position (D2), and a Positive FAC-Neutral Test (D5) were observed. Therefore, the wetland hydrology parameter was met.

Wetland 2 (W-2)

Wetland W-2 is a 0.81-acre farmed wet meadow located along the western boundary of the Study Area. Although the wetland area appeared to have been planted with crops in several of the aerial images reviewed during the OSA, the western portion seems to have gone unplanted for the last few years and featured ample volunteer vegetation.

Dominant vegetation observed in W-2 consisted of marsh water pepper (*Persicaria hydropiper,* OBL). Non-dominant species also observed included rice cut grass (*Leersia oryzoides,* OBL), red-rooted amaranth (*Amaranthus retroflexus,* FACU), yellow nut sedge (*Cyperus esculentus,* FACW), water plantain (*Alisma subcordatum,* OBL), and softstem bulrush (*Schoenoplectus tabernaemontani,* OBL). Therefore, the hydrophytic vegetation parameter was met based on the Rapid Test for Hydrophytic Vegetation, the Dominance Test, and a Prevalence Index of 1.32.

The Depleted Below Dark Surface (A11) and Redox Dark Surface (F6) hydric soil indicators were noted at the sample point completed within W-2. Therefore, the hydric soil parameter was met.

The primary wetland hydrology indicator of Algal Mat or Crust (B4) was observed within W-2, while secondary indicators observed included Saturation Visible on Aerial Imagery (C9), Stunted or Stressed Plants (D1), Geomorphic Position (D2), and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met

Waterways/Watercourses and Waterbodies

No waterways, watercourses, or waterbodies were observed within the Study Area.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that could result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable waterways/watercourses, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel. An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.

Wis. Adm. Code NR 151 (“NR 151”) requires that a “protective area” (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, navigable waterways such as streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width for “less susceptible” wetlands (dominated by invasive or non-native plant species) is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. “Moderately susceptible” wetlands, lakes, and perennial and intermittent navigable waterways have mostly native species dominating and require a protective area width of 50 feet; while “highly susceptible wetlands” have significant native species dominating and may be associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 in Section 3.2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland’s professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.

4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the Valley Road Parcels site on August 5th, 2025 at the request of JMM LLC. Fieldwork was completed by Scott Fuchs, Senior Scientist, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 28, T6N, R8E, Town of Verona, Dane County, WI (Figure 1, Appendix A).

Two (2) wetland areas were delineated and mapped within the 157.83-acre Study Area (Figure 7, Appendix A). The wetlands, which may be classified as a farmed wet meadow groundwater seep and a farmed wet meadow depression, total approximately 0.95 acre within the Study Area.

Wetlands, waterways/watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of any applicable zoning and setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the findings may include but are not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.

5.0 References

Deters, J. & Gutenson, J. (2021). Antecedent Precipitation Tool (APT) [Electronic Source: python source code]. See: https://github.com/erdc/Antecedent-Precipitation-Tool

Eggers, S. D., & D. M. Reed. (2014). *Wetland Plants and Plant Communities of Minnesota and Wisconsin* (V. 3.1). U.S. Army Corps of Engineers, Regulatory Branch, St. Paul, MN District. See: http://www.mvp.usace.army.mil/.

Environmental Laboratory (1987). *Corps of Engineers Wetlands Delineation Manual*, Tech. Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

Google Earth™ Pro (2024). *Open Source Aerial Imagery.* Version 7.3.6.9796 (64-bit). Server: Kh.google.com.

Midwestern Regional Climate Center. (2014). *cli-MATE* [climate data access tool]. See: http://mrcc.isws.illinois.edu/CLIMATE/.

National Oceanic and Atmospheric Administration (NOAA). (2015) Regional Climate Centers Applied Climate Information System. *WETS table*. See: http://agacis.rcc-acis.org.

NOAA National Center for Environmental Information. (2018) *Historic Palmer Drought Indices*. See: https://www.ncdc.noaa.gov/temp-and-precip/drought/historical-palmers/psi/201512-201601.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture (USDA). (2018). *Soil Survey Geographic (SSURGO) Database*. See: http://websoilsurvey.nrcs.usda.gov/ or http://datagateway.nrcs.usda.gov/.

Soil Survey Staff, Natural Resources Conservation Service, USDA. (2018). *Web Soil Survey*. See: http://websoilsurvey.nrcs.usda.gov/.

U.S. Army Corps of Engineers (USACE) and Wisconsin Department of Natural Resources (WDNR). (March 2015). *"Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources"*. See: http://dnr.wi.gov/topic/wetlands/documents/FinalWisconsinDelineationGuidance.pdf.

USACE. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0*). (2010). ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble. ERDC/EL TR-10-16. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

USACE. (2020). *National Wetland Plant List, version 3.5*. See http://wetland-plants.usace.army.mil.

USACE St. Paul District & Minnesota Board of Water & Soil Resources. (July 2016). *Guidance for Offsite Hydrology/Wetland Determinations*. See: http://www.mvp.usace.army.mil/Missions/Regulatory/Delineation/.

United States Department of Agriculture (USDA), Farm Service Agency (FSA). (1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2008, 2010, 2013, 2015, 2017, 2018, 2020, 2022, 2024) [Dane County, Wisconsin aerial photographs]. National Agriculture Imagery Program (NAIP). Salt Lake City, UT: Aerial Photography Field Office.

USDA, Natural Resource Conservation Service (NRCS). (2018). *Field Indicators of Hydric Soils in the United States*, Version 8.2. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS in cooperation with the National Technical Committee for Hydric Soils.

United States Department of the Interior (USDI), U.S. Geological Survey (USGS). *Wisconsin 7.5 Minute Series (Topographic) Maps.* 1:24,000. Reston, VA.

USDI, USGS. National Hydrography Dataset (NHD) 24K scale data. See: https://nhd.usgs.gov/.

Willmott, C.J. and K. Matsuura. (2016). *Web-Based Water-Budget Interactive Modeling Program (WebWIMP).* University of Delaware Department of Geography. Newark, DE. See: climate.geog.udel.edu/~wimp/.

WDNR, Surface Water Data Viewer Interactive Web-mapping Tool. (2023). See: https://dnr.wi.gov/topic/surfacewater/swdv/.

WDNR, Open Data Portal. (2023). [Wisconsin Wetland Inventory, 24k Hydro Flowlines (Rivers and Streams), Color-Stretch LiDAR and Hillshade Image Service Layer, Wetland Indicator Layer]. See: https://data-wi-dnr.opendata.arcgis.com/.

Woodward, D.E. ed. (1997). *Hydrology Tools for Wetland Determination*, WETS Analysis, Chapter 19. Engineering Field Handbook. USDA, NRCS, Fort Worth, TX.

Valley Rd

P01
P02
P03
P04
P05
P06
P07
P08
P09
P10
P11
P12
P13
P14
P15
P16
P17
W-1
W-2

N

Study Area (157.83 ac)
Dane Co 1' Contours
Field Delineated Wetlands (0.95 ac)

Sample Points

Upland
Wetland

0 300 Ft

Heartland
ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands

Valley Road Parcels
Project 20251602
T6N, R8E, S28
T Verona, Dane Co

2024 Orthophoto
Dane Co, HEG
LRR: NCNE

Figure Created: 8/14/2025

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Rd.
Fitchburg, WI, 53711

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

November 28, 2025 EXE-SC-2025-13-03605

Michael Marquette
2535 Chickasaw Drive Janesville, WI 53545
[sent electronically]

RE: Nonfederal Wetland Exemption Determination for an area described as Wetland W-1 located at NW SE T6N R8E S28 in the Town of Verona, Dane County.

Dear Mr. Marquette:

This letter is in response to your request for a nonfederal wetland exemption determination for the above-mentioned wetlands.

According to 281.36 (4n), Wis. Stats., a nonfederal urban wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact per parcel. Mitigation will be required for impacts greater than 10,000 sq ft up to 1 acre. The applicant must have a nonfederal jurisdictional determination from the Army Corps of Engineers along with a map of the wetland(s) involved. In addition, DNR must also consider whether the nonfederal wetland is a rare and high-quality wetland as defined in s 281.36(4n), Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information

Below is a summary of our findings:

Request Narrative
According to the request narrative the total Wetland W-1 impacts will be 0.14 acres. The purpose of this project is to extract sand and gravel mining materials.

Site Location and Photographs
The site location confirms that the wetland is located in an urban area. Wetland photographs also show location of the site.

Botanical Survey
The botanical survey demonstrations that the wetland isn't a rare and high quality wetland.

Wetland Delineation Information
The wetland delineation shows boundaries of wetland based on vegetation, hydrology and soils.

Stormwater Compliance Information
The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

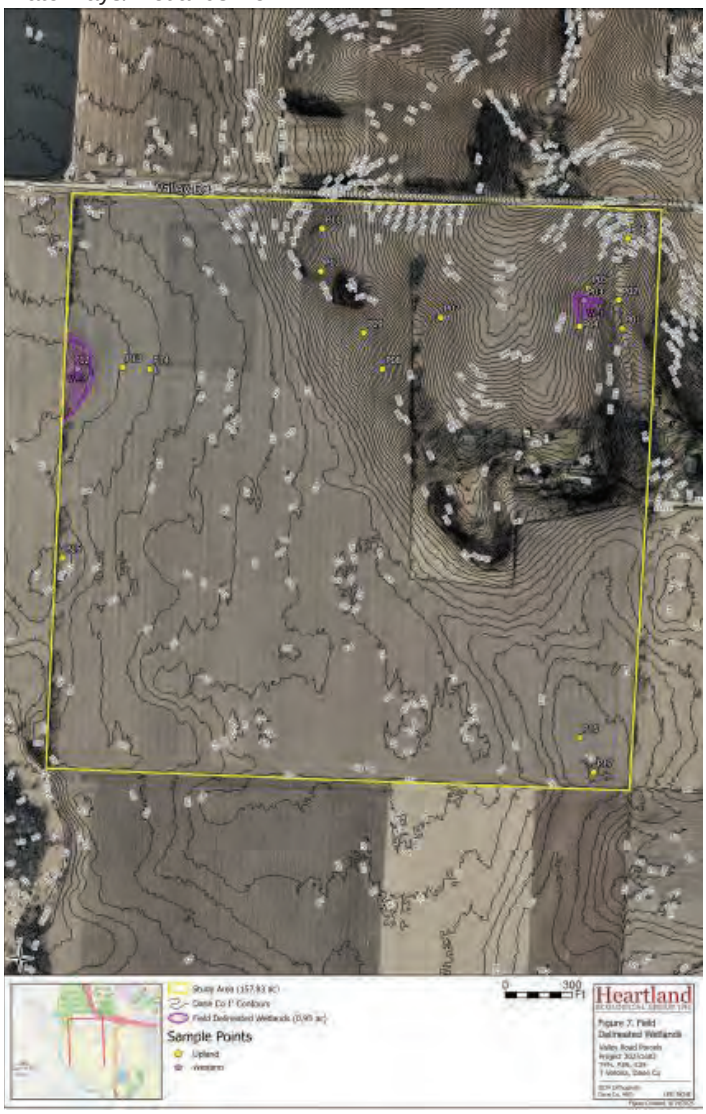
Conclusion:
If you have any questions about this request for more information or would like to schedule a meeting to discuss next steps, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov. Options that you may be interested in considering include submitting additional information based on the above information, pursuing a general or individual permit in lieu of a wetland exemption, or consider modifications to your project proposal.

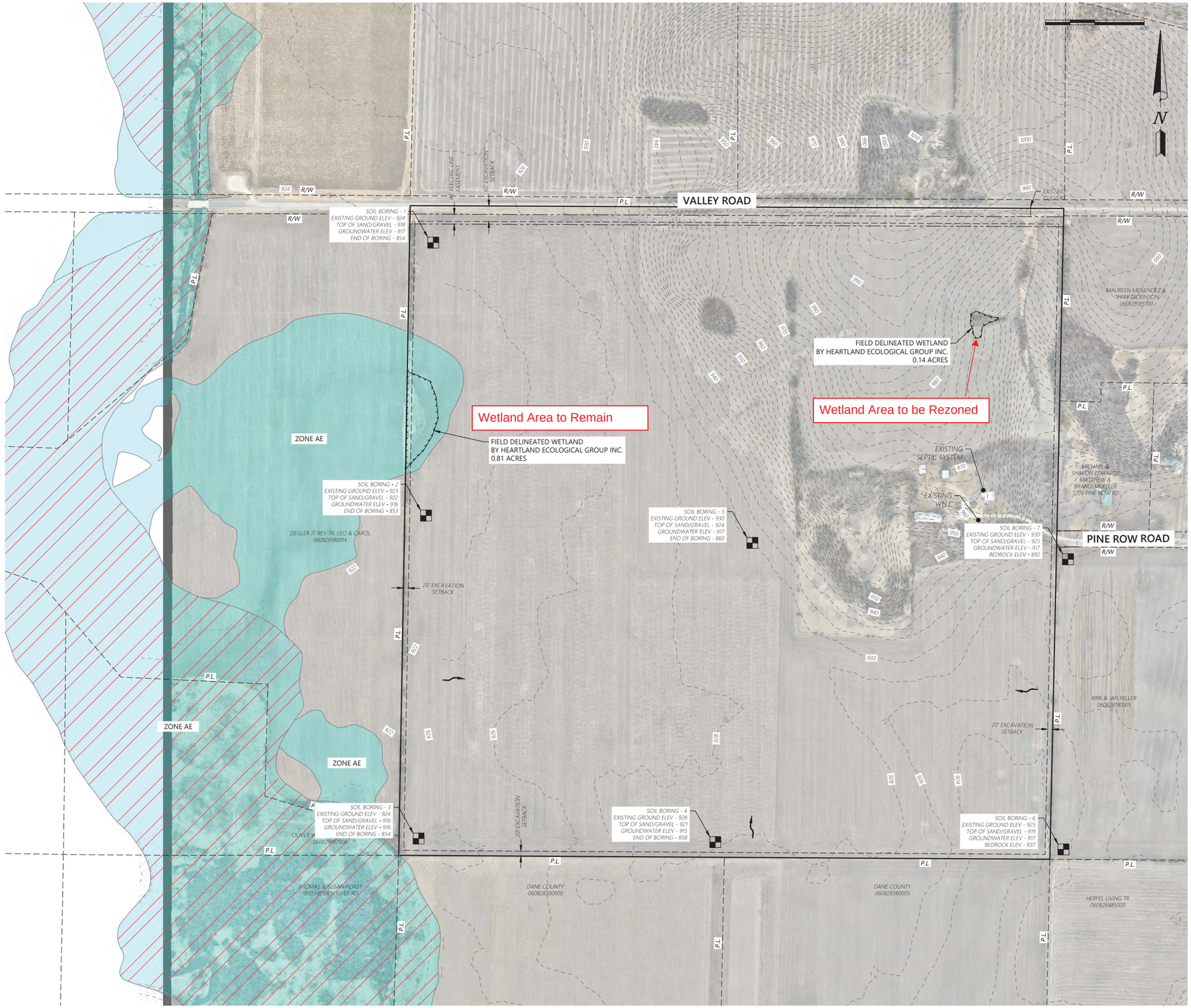
ELIGIBLE
Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat., If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov.

Sincerely,

Allen Ramminger
Water Management Specialist

Email CC:
Alan Vorse, USACE Project Manager
County Zoning Administrator
WDNR Conservation Warden
Consultant
Waterways/Wetlands file





NOTE:

1. SOIL BORING LOCATIONS ARE APPROXIMATE , BASED FROM THE WINGRA SOILS REPORT DATED 04-25-1997

LEGEND

- 1% ANNUAL CHANCE FLOOD HAZARD; 100-YEAR FLOODPLAIN
- REGULATORY FLOODWAY

NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

PLOT DATE: 11/3/2025 7:50 AM

Batterman
engineers surveyors planners
www.rhbatterman.com
1040 N. Wisconsin St. Elkhorn, WI 53121 (262) 379-2250
19 N. High Street Janesville, WI 53548 (608) 743-9350
2857 Bartells Drive Beloit, WI 53511 (608) 365-4464

ISSUANCE	
DRAFT CUP	09/26/2025
CUP SUBMITTAL	10/14/2025
FENCE UPDATE	11/03/2025
-	-
-	-
-	-

EXSITING CONDITIONS PLAN

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

JMM LLC
WILDCAT PIT
TOWN OF VERONA
DANE COUNTY, WISCONSIN

35370 - C4.01 - EXSITING CONDITIONS PLAN.DWG

DESIGNED BY:	ES, LH		
DRAWN BY:	LC, SC		
CHECKED BY:	AF		
APPROVED BY:	AF		
PROJECT NO:	35370		

SHEET NO.

C4.01

Document Number

Registration of Marketable Nonmetallic Mineral Deposit

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
6082846
02/27/2026 10:21 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 18
The above recording information verifies that this document has been electronically recorded and returned to the submitter.

1. By this instrument JMM LLC, a Wisconsin limited liability company (hereinafter, "Landowner"), who owns land located in the Town of Verona, Dane County, Wisconsin and with a current legal description of the land to be registered as set forth below (the "Subject Property"):

   THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-EIGHT (28), TOWN SIX (6) NORTH, RANGE EIGHT (8) EAST, BEING IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.

   Parcel IDs:
   062/0608-282-8000-6
   062/0608-282-8500-1
   062/0608-282-9000-4
   062/0608-282-9500-9

Recording Area

Name and Return Address
Nowlan Law LLP
Attorney William F. Springer
100 S. Main St
Janesville, WI 53545

062/0608-282-8000-6, 062/0608-282-8500-1, 062/0608-282-9000-4, 062/0608-282-9500-9

Parcel Identification Numbers (PIN)

2. Does hereby claim the Subject Property contains a marketable nonmetallic mineral deposit as defined in s. NR 135.54, Wis. Adm. Code based on the certification and delineation by Elixabeth Stapelton-Yu, a Wisconsin registered professional geologist, in conformance with s. NR 135.56(1), Wis. Adm. Code, set forth in Exhibit A attached hereto and incorporated herein and made a part of this instrument as if set forth herein in full.

3. Landowner further provides the following evidence that nonmetallic mining is a conditional use, as this term is defined in s. NR 135.56(3)(b), Wis. Adm. Code, for the Subject Property under zoning in effect when the notice of intent to register as specified in Section 4, below, was provided:

   a. The Subject Property is currently zoned AT-35 – Agriculture Transition Zoning District as evidenced by the Dane County Zoning Verification Letter dated October 14, 2025 (the "Zoning Verification Letter"), attached hereto as Exhibit B and incorporated herein and made a part of this instrument as if set forth herein in full ; and

   b. Nonmetallic mining is a conditional use within the AT-35 Zoning District, as shown on the Dane County Zoning Division AT-35 Zoning Factsheet enclosed with the Zoning Verification Letter (the "AT-35 Factsheet"). See the AT-35 Zoning Factsheet which is part of attached Exhibit B and incorporated herein and made a part of this instrument as if set forth herein in full.

4. Landowner certifies that copies of the proposed registration and the Exhibits and attachments attached hereto were submitted on October 15, 2025, to (i) Town of Verona c/o Sarah Gaskell, Planner/Administrator, 7669 County Highway PD, Verona, WI 53593; (ii) Dane County Planning and Development Department c/o

Todd Violante, Planning and Development Director, City-County Building, Room 116, 210 Martin Luther King Jr. Blvd, Madison, WI 53703; (iii) City of Verona c/o Jamie Aulik, City Administrator, 111 Lincoln Street, Verona, WI 53593; and (iv) Wisconsin Department of Natural Resources c/o Roberta A. Walls, Nonmetallic Mine Reclamation Coordinator, 3550 Mormon Coulee Road, La Crosse, WI 54601.

Landowner Certification per NR 135.56(5)

By the following signature, Landowner certifies that the information and materials contained in this recording with the Office of the Register of Deeds of Dane County, Wisconsin is accurate and meets the requirements in s. 295.20, Stats. and such. VI of Ch. NR 135, Wis. Adm. Code for registering a marketable nonmetallic mineral deposit. By the following signatures Landowner further certifies that this registration creates an obligation, binding on Landowner and any future landowners or successors in interest to this Subject Property, to not undertake any action that would permanently interfere with present or future extraction of the nonmetallic mineral deposit for the duration of the registration. By the following signature Landowner further certifies that registration of the marketable nonmetallic mineral deposit begins on the date of recording shown at the upper right corner of the first page of this instrument, and that this registration expires ten (10) years after recording unless renewed in accordance with sections NR 135.59(3) or (4), Wis. Adm. Code.

Dated this 15th day of October, 2025.

LANDOWNER:

JMM LLC,
a Wisconsin limited liability company

By: _____
Michael J. Marquette
Authorized Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
: ss
COUNTY OF ROCK)

Personally came before me this 15th day of October, 2025, the above-named Michael J. Marquette, in his capacity as Authorized Member of JMM LLC, to me known to be the person who executed this instrument and acknowledged the same.

_____
Notary Public, Rock County, State of Wisconsin
My commission is permanent ~~or expires~~: _____

This document drafted by
Nowlan Law LLP
By: Attorney William F. Springer
100 S. Main Street
Janesville, WI 53545

WILLIAM F. SPRINGER NOTARY PUBLIC STATE OF WISCONSIN

EXHIBIT A
TO
REGISTRATION OF MARKETABLE NONMETALLIC MINERAL DEPOSIT
(Certification and Delineation – Elizabeth Stapelton-Yu, Professional Geologist)

1. **The Subject Property.**

This Certification and Delineation was prepared to demonstrate the economic and strategic value of the nonmetallic mineral deposit at the approximately 159-acre property located in the Town of Verona, Dane County, Wisconsin, more particularly described as follows (the "Subject Property"):

> THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-EIGHT (28), TOWN SIX (6) NORTH, RANGE EIGHT (8) EAST, BEING IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.

Parcel IDS: 062/0608-282-8000-6
062/0608-282-8500-1
062/0608-282-9000-4
062/0608-282-9500-9

2. **Description of Type and Quality of the Nonmetallic Mineral Deposit.**

The deposit on the Subject Property is a glacial outwash consisting of high-quality sand and gravel with reserves of approximately 20 to 25 million tons. Based on soil borings from exploration at the Subject Property in 1997, sand within the deposit ranged from fine- to coarse-grained with varying amounts of gravel. Gravel was dispersed within the deposit and generally ranged from 1/4 inch- to 5-inch-diameter, with some cobbles noted, typically at depths greater than 25 feet below ground surface (bgs). A summary of the soil borings is provided as Attachment A-1 attached hereto.

Based on a "Generalized Glacial Geologic Map of Dane County, Wisconsin", published by the Wisconsin Geological and Natural History Survey in 2007, the majority of the Subject Property is mapped as "glacial stream deposits," which are described as nearly flat outwash to hummocky sand and gravel deposited by streams flowing under, in, and away from glacial ice. The upland portion of the Subject Property in the northeast is mapped as "uplands capped by till," described as areas of hill terrain with thin, discontinuous cover of glacial till deposits and loess. Refer to the geologic maps included in Attachment A-2 attached hereto.

3. **Description of Areal Extent and Depth of Nonmetallic Mineral Deposit.**

Based on the soil borings, the sand and gravel were encountered in the northeast, southeast, and southwest quarters of the Subject Property, approximately 6 to 8 feet bgs at an approximate elevation of 920 feet. The northeastern quarter of the Subject Property was not drilled and is expected to contain thinner sand and gravel and shallow limestone bedrock, as described below. Bedrock was encountered in adjacent and southeast of the Subject Property at 88 feet bgs and east of the Subject Property at 38 feet bgs. Based on the soil borings, the sand and gravel deposit is expected to be at least 70 to 90 feet thick across the majority of the Subject Property and is expected to cover the areal extent of the Subject Property. Borings were not drilled on high ground on the northeastern portion of the Subject Property. However, mining will be focused on the lower-lying areas of the Subject Property. Based on a review of the United States Geological Survey (USGS) topographic map (Verona, Wisconsin, 1962), the southeastern, southwestern, and northwestern portions of the Subject Property are situated at approximate elevations ranging from 925 to 935 feet. Elevations rise onto a hill on the northeastern portion of the Subject Property to elevations of up to 1,000 feet. Based on Plate 5 "Map of Dane County, Wisconsin, Showing Bedrock Topography" from "Geology and Groundwater Resources of Dane County, Wisconsin" (1965), bedrock is encountered generally at elevations of 800 to 850 feet over the majority of the Subject Property, but bedrock surface elevations rise to approximately 900 feet on the northeastern portion of the Subject Property. Therefore, sand and gravel deposits are thinner in the northeastern portion of the Subject Property.

4. **How the Deposit's Quality, Extent, Location and Accessibility Contribute to Marketability.**

The Site is well-positioned with easy access to State Highway 69 (approximately 0.3-mile from the planned mine entrance) and is less than 1 mile from State Highway 18. Accessibility to currently available State highways indicates that roadway infrastructure is already in-place to handle haul truck traffic, and haul times to local construction sites will likely be reduced.

Furthermore, the Site is included in the Dane County Comprehensive Plan Mineral Resources Map with "High Potential Sources of High Quality Sand & Gravel." The County Comprehensive Plan recognizes the importance of mineral resources and established a goal to "Identify and protect as much of the county's nonmetallic mineral resources as is practicable, in the context of environmental, residential and other land use planning objectives, to supply local and regional needs."

The Town of Verona Comprehensive Plan recognizes "the importance of mineral extraction sites as a source of construction material, agricultural lime and the risks this activity entails."

The Town Comprehensive Plan provides for the establishment of new sites provided criteria are met. Those criteria are consistent with the requirements of the Dane County zoning ordinance (Chapter 10) and Non-Metallic Mining Ordinance (Chapter 74).

Local aggregate used for construction in the vicinity of Madison and in the area surrounding Verona is primarily dolomite. Few active sand and gravel pits are located within ten (10) miles of Verona. With crushing and washing capabilities located on the Subject Property, high-quality sand and gravel aggregates used for construction, concrete and asphalt production will be readily available for construction projects in the Madison area for an estimated thirty-five (35) years.

5. **Quality of the Deposit in Relation to Current and Anticipated Standards and Specifications for this Type of Material.**

Outwash sand and gravel deposits, like those present at the Subject Property, are amongst the most highly coveted material available for use as a relatively low-cost aggregate for construction, concrete and asphalt. The material is relatively easy to mine and process with no negative impact to the environment. In Dane County alone, there are approximately ten (10) active sand and gravel pits mining similar material and at least sixteen (16) recently mined-out sand and gravel pits. One of the recently mined-out pits and an active pit mining the same material are located abutting the Subject Property to the southeast.

It is generally understood that sand and gravel characterized as fine- to coarse-grained with cobbles and varying amounts of gravel ranging from 1/4-inch- to 5-inch-diameter are a desirable deposit that will meet the anticipated standards and specifications. The Subject Property is located within close proximity to a geographic location with lesser quality limestone making the sand and gravel even more highly desirable.

I hereby certify that this document contains a description of a marketable nonmetallic mineral deposit consistent with the requirements of Chapter NR 135, Wisconsin Administrative Code.

Name, Title: Elizabeth Stapelton-Yu, P.G.

Signature: Elizabeth Stapelton-Yu

Date: 10/15/2025

SEAL:

Legal description of Area to be Rezoned

Rezoned Area:
Township of Verona, Dane County, Wisconsin, described as follows:

Wetland to Non-Wetland
Commencing at the North ¼ Corner of Section 28, Township 6 North, Range 8 East; thence South 40° 22’31” West, 546.42’ to the point of beginning; thence South 65° 37'04” West, 23.74’;thence South 2° 45'52” West, 22.87’; thence South 10° 26'49” West, 17.09’; thence South 26° 26'51” East, 22.86’; thence South 7° 42'19” East, 21.65’; thence South 33° 26'20” East, 20.80’; thence North 81° 00'44” East, 19.30’; thence North 12° 23'04” East, 18.68’; thence North 5° 39'03” East, 25.59’; thence North 58° 49'15” East, 28.72’; thence North 70° 44'13” East, 43.41’; thence North 4° 46'31” West, 7.30’; thence North 82° 57'19” West, 20.42’; thence North 76° 9'35” West, 27.58’; thence North 67° 13'31” West, 29.55’; thence North 71° 34'18” West, 15.78’; thence North 40° 22'31” East, 546.42: to the point of beginning. Said described parcel contains 5,963 sq feet or 0.137 acres