

Wildcat Pit

Missing Information from Original JMM CUP Submittal

- **The attached pages are from JMM's original submittal and are missing from the current Dane County Packet.**
- **JMM reached out to Dane County prior to the 8/27/24 ZLR meeting to inquire about adding these pages but status remains unclear.**

CUP 2629 at August 27th ZLR Committee meeting

Mike Marquette <akmjms@gmail.com>
To: "Everson, Daniel" <Everson.Daniel@danecounty.gov>

Fri, Aug 23, 2024 at 5:53 PM

Hi Dan - sorry to bother. I just realized that the copy/version of my CUP that is showing on the Dane County legistar site is the version with the updates for the initial Dane County comments in apr-mid-June. My initial JMM cover letter and quick facts sheet re Wildcat is missing fyi. I just confirmed this was all included with the Town's packet for the 7/30 meeting so thinking it is an inadvertent oversight but feel free to phone with any issues. Can you please correct this asap? Thanks Dan, appreciate it.

Mike Marquette
JMM LLC
(608) 289-2931

On Fri, Aug 16, 2024 at 11:10 AM Everson, Daniel <Everson.Daniel@danecounty.gov> wrote:
(Deleted Name)

CUP 2629 at August 27th ZLR Committee meeting

Everson, Daniel <Everson.Daniel@danecounty.gov>
To: Mike Marquette <akmjms@gmail.com>

Fri, Aug 23, 2024 at 7:57 PM

No, the agenda and documents are set. This is what happens when additional or supplemental information is submitted. Feel free to pass out paper copies of what you want to share with the committee members.

Thank you,

Dan Everson:

Land Division Plat Review Offices:

Mining Regulatory Authority
501.247.1541 o

608.729.0169 o

CUP 2629 at August 27th ZLR Committee meeting

Mike Marquette <akmjms@gmail.com>
To: "Everson, Daniel" <Everson.Daniel@danecounty.gov>

Fri, Aug 23, 2024 at 8:43 PM

Hi Dan - thank you for the quick response. I do respectfully believe there is a disconnect though as what I am referring to is not the additional or supplemental information. I am referring to pages from my original 5/30/24 CUP submittal (it is the GZA cover page, JMM cover letter, etc) and these pages are missing from the file that contains the CUP application itself on Legistar. The file on Legistar has the 8/4/24 CUP form (original submittal) and then just the GZA CUP updates that were submitted 6/14/24. Note that the Town packet that was used going into the 7/30 PC meeting included these pages so that is another reason I am thinking there is a disconnect, can you please confirm? Let me know if you need anything else on this. Thank you Dan.

Mike Marquette
JMM LLC
(608) 289-2931

CUP 2629 at August 27th ZLR Committee meeting

Mike Marquette <akmjms@gmail.com>
To: "Everson, Daniel" <Everson.Daniel@danecounty.gov>

Mon, Aug 26, 2024 at 1:08 PM

Hi Dan - just following up on the question below from late last week? I should have copies of everything that I can send to you if that helps. Feel free to phone if easier to discuss. Thank you!!

Mike Marquette
JMM LLC
(608) 289-2931

(Deleted Name)

**Conditional Use Permit Application
Nonmetallic Mining Reclamation Plan
Evaluation of Public Concerns**

**Proposed Wildcat Pit Sand and Gravel Operation
7228 Pine Row, Town of Verona, Dane County, Wisconsin**

By: JMM LLC

For: Town of Verona / Board, Supervisors, and Plan Commission

May 2024



JMM LLC
801 W. Verona Ave. #349
Verona, WI 53593

May 30th, 2024

Mr. Roger Lane, Planning and Development, Administrator
Dane County Department of Planning & Development
City County Building, Room 116
210 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703

Re: Conditional Use Permit Application
JMM LLC Proposed Sand & Gravel Pit / Southwest Investments LLC Property
7228 Pine Row / Town of Verona, Wisconsin

Dear Mr. Lane,

JMM LLC (“JMM”) is a Wisconsin limited liability company with intentions to manage and/or operate non-metallic mining properties in the State of Wisconsin. JMM is respectfully submitting the enclosed Conditional Use Permit Application (the “Application”) for a proposed sand and gravel operation at the ~159-acre Southwest Investments LLC (“SWI”) Property at 7228 Pine Row in the Town of Verona, Wisconsin (the “Subject Property”). JMM has entered into an agreement with SWI to purchase the Subject Property from SWI, which is subject to JMM obtaining a conditional use permit (“CUP”) to operate a non-metallic mine on the Subject Property. The enclosed Application was prepared by GZA GeoEnvironmental, Inc. and is complete and code compliant to satisfy all necessary requirements for the CUP application process.

Considering active non-metallic mining in both the immediate and surrounding areas, JMM believes the Subject Property to be a unique situation and feature myriad potential positive impacts to the local community. The Subject Property is a great location for sand and gravel production, as it is already properly zoned for this conditionally based use and is well situated to allow safe trucking activities with immediate and economical access to the STH 69 / USH 18 interchange. This translates to significant taxpayer savings and less stress on the environment. More information is attached.

Another feature of the Subject Property is the sand and gravel deposit within its boundaries is located within an overall area where the geological makeup is predominantly limestone. This translates to no drill/shoot blasting noise and minimal, if any, nuisance to surrounding property owners. The benefits of sand and gravel are significant as sand is a versatile self-draining material that is used in a wide variety of construction activities/products. In comparison to the nearby surrounding limestone, the gravel is significantly less absorptive and less susceptible to freeze/thaw conditions which translates to significantly higher quality construction aggregates and decreased usage of higher cost materials in certain applications. More information is attached.

The Application aligns with non-metallic mining guidance in local township and county comprehensive planning literature. The application also aligns with government published literature highlighting (i) WisDOT’s Land Use Goals, (ii) FHWA’s 2022-2026 Strategic Plan, (iii) FHWA’s Environmental Product Declaration (EPD) and (iv) WisDOT’s Connect 2050 (2022 Long Range Transportation Plan). This literature promotes and encourages industry efficiency and reduction in environmental stress which are realistic outcomes if the application process is successful (i.e. significant decreases in trucking costs and emissions due to centralized location of the property). More information is attached.

In lieu of any operating history, JMM respectfully offers consideration of the combined expertise and skillset of its three (3) member ownership group, with their combined 85+ years of high-level commercial construction ownership and/or construction experience, as well as their own storied ties to mining. JMM can declare with confidence that all matters related to the Subject Property and the non-metallic mining Application will be conducted in a safe, responsible, and ethical manner.

Michael J. Marquette (“Mike”), JMM’s managing member, carries fifteen (~15) years of overall experience in heavy civil construction (non-metallic mining & road building) with the last ten (~10) of those years having been in Wisconsin. Mike has a wide range of experience within the subject demographic and has served on various WisDOT Tech Teams and participated in other road building related initiatives over the years. Mike is a graduate of the Milwaukee School of Engineering and has lived in southern Wisconsin for approximately twenty (20) years.

JMM would like the opportunity to review upcoming projects within the surrounding area to determine the potential for creating synergies between these projects and the initial opening of the sand and gravel operation on the Subject Property. To confirm, this can essentially be described as the final location and final total volume of earth berms that would surround a portion of the property, which would all remain consistent with the concepts depicted in the application. JMM is committed to having the Subject Property ‘look good’ at any given time during the entire duration of mining activities.

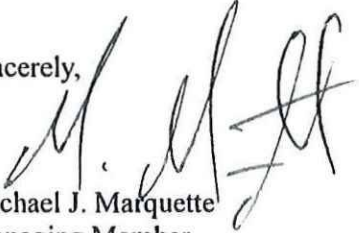
As a result of JMM’s experience with non-metallic mining in Wisconsin, there is firsthand knowledge with the perceived nuisance labels that seem to frequently follow around sand and gravel pits. To reinforce JMM’s belief that this Application and the Subject Property it represents is truly unique for non-metallic mining and construction activities in this area, JMM is interested in formally discussing the possibility of donating the property to the Town of Verona after the depletion of the deposit and reclamation work is complete. JMM believes such a possible donation provides an opportunity for multiple stakeholders to work together on a final reclamation design, with the end-result being a potential public recreation facility.

In a nod to all the Verona area’s youth and high school sports teams, should the application be approved JMM is respectfully proposing that the legal description of the mine be named ‘Wildcat Pit’. This would be the name that’s listed for all WisDOT approved product lists, etc. and what the pit would be known as to all. In the event there is any agreement generated from the proposed donation above, the name of the property would transition from ‘Wildcat Pit’ to ‘Wildcat Park’ or ‘Wildcat Lake’.

Thank you in advance for taking the time to review the Application and we look forward to future meetings and opportunities to answer questions from any of your constituents. We genuinely believe the Application and the proposed sand and gravel pit is a great fit for this area and has many different positive aspects that would accompany this potential development. The public should all be able to easily find at least one thing that is relatable and appreciable within the subject documents and hopefully offer their support for application approval. Please feel free to phone me (608) 289-2931 should you have any questions or need any additional information.

JMM LLC
801 W. Verona Ave. #349
Verona, WI 53593

Sincerely,



Michael J. Marquette
Managing Member
JMM LLC

Attachments:

- Wildcat Pit Quick Fact Sheet
- GZA CUP Application
- GZA Reclamation Plan
- *3D Graphic Drawings

*Note - 3D drawings are still being generated and will be added shortly after the initial submittal of the Application. Their intention is to provide a more user-friendly visual aide vs standard plan drawings and they are not considered a requirement of the CUP process.

Wildcat Pit

Quick Fact Sheet

- **Is the subject property zoned for non-metallic mining?**
 - Yes, AT-35 w/ approved CUP

- **What are some of the property's unique non-metallic mining features?**
 - Large quantity sand & gravel reserve
 - Safe and economical access to STH 69 & USH 18/STH 151 Interchange
 - Potential for (\$) thousands / millions in tax-payer haul cost savings (annually)
 - Reference
 - Current WisDOT approved fine aggregate source list
 - Current locations
 - Aggregate Producers of Wisconsin (website document)
 - 10-mile supplier location decrease for typical 4-mile urban road
= ~\$500k reduced cost

- **What does high quality aggregate actually translate too?**
 - Significant decrease in usage of more expensive materials
 - Asphaltic material (HMA)
 - Portland Cement (concrete)
 - Reference
 - WisDOT HTCP Concrete Manual
 - *Aggregates (aggs) for concrete need to have adequate strength / resistance to exposure conditions...(aggs) usually the hardest, strongest, and most durable constituent of concrete...(aggs) absorption capacity and moisture content have a significant effect on the...concrete mix... The finer the mix is, the more cement is required..."*
 - WisDOT HMA Mix Design Manual & FHWA HMA Monthly AC Costs
 - *Absorption - A 1% increase results in 0.5 - 0.6% AC increase.*
 - *Annual estimated 500k HMA tons = ~\$1.4 million cost difference*
 - Translation
 - More economical, durable, and long-lasting construction materials & roads

- **Aligns with local, state & federal goals/initiatives for land-use & climate**
 - Town of Verona Comprehensive Plan
 - *Non-metallic mineral guidelines*
 - Dane County Comprehensive Plan
 - *Non-metallic mineral guidelines*
 - WisDOT's Land Use – Vision, Goals & Guiding Principles
 - *WisDOT will emphasize planning as a tool with many uses: it provides an opportunity to coordinate and integrate transportation and land use decisions...*
 - USDOT Strategic Plan (2022-2026) – Climate & Sustainability
 - *Research and promote the use of materials, design, construction and maintenance treatments and strategies to reduce emissions and encourage the quantification of those impacts.*
 - FHWA Sustainable Pavements Program – Environmental Product Declarations (EPDs)
 - *Encourage industry efficiency and environmental improvement.*
 - *Support the supply and demand of products that produce less stress on the environment.*
 - WisDOT's Connect 2050 – WI's Statewide Long-Range Transportation Plan
 - Below are examples of public comments that were received in response to a pre-draft survey seeking feedback on the future of transportation. All the comments below were from within WisDOT's Southwest Region:
 - *Improve rural infrastructure.*
 - *Safe and efficient access points.*
 - *There needs to be a balance between infrastructure and nature.*
 - *Focus infrastructure equally between existing areas and new/planned growth.*
 - *Reduce vehicle miles traveled. Design for wildlife movement. Don't build in sensitive areas.*
 - *Fixing local roads must be a high priority. Fighting climate change must be a high priority...*
 - *Integrated system planning with residential and commercial development and redevelopment planning.*
 - *Transportation options that serve all members of the community and preserve and promote the natural environment.*
 - *Please ensure transportation improvements in Southwest Wisconsin are made a priority. The region represents a delicate balance of tourism, agriculture, and industry.*
 - *Carbon emissions are by far the most important issue we must tackle... Much can be gained if we are okay designing for slow and steady. Both in reduced environmental damage, and also in esthetic appeal.*
 - *I think we should be doing everything we can to maximize the efficiency of space use.... which would naturally push us towards a carbon- neutral transportation future.*

- **How is Wildcat Pit different from other local aggregate sources?**
 - Higher quality aggregate source
 - Local sand and gravel pit in Township has limited reserves
 - Local bedrock aggregate sources are lower quality
 - No environmental threat
 - No risk to air, groundwater, surface water or wetlands
 - Will enhance wildlife
 - Potential for future Town of Verona Park
 - Rare opportunity for public input into park planning and development
 - Approximately 70-acre lake

- *****Did you know the Great Seal of the State of Wisconsin (incl. State Flag) features four (4) different references in honor of past/present mining within the state?**
 - Do you know each of the four (4) different references?
 - Hint – One is associated with the giant ‘M’ located on a hillside near Platteville, WI



***As retold by & in recognition of Mark Krumenacher / GZA for all his efforts with this application. TY - MJM