



July 13, 2026

Mr. Mark Roffers
Town Planner
MDRoffers Consulting

Subject: Response to Town of Cottage Grove – Plan Commission (6/24)
Petition to Rezone and Conditional Use Permit
CTH N Property (Parcel # 018/0711-334-9235-0)

Dear Mr. Roffers:

Dane County Department of Waste + Renewables and Dane County Department of Highway & Transportation is submitting responses to the Town of Cottage Grove's concerns raised at the Wednesday, June 24, 2026 Plan Commission Meeting. Below are the concerns followed by Dane County's response.

Concern 1: Town is requesting an independent engineering review of the culvert at the south of Ofsthun road.

Response: Dane County is requesting additional information as to how this request is tied to our specific rezoning + CUP petition.

Dane County Waste + Renewables met with Jeremy Balousek, Water Resource Engineering Division Manager with Dane County Land & Water Department. Below is a summary of his analysis:

1. In general, the existing drainage pattern (pre-development conditions) for the site drains from south to north.
2. With the addition of a proposed pond along the northern end of the Property, it would capture the existing stormwater draining to the lands north of the Property.
3. The proposed pond outlet should be designed in a way to direct discharge to the ditch line of CTH N avoiding potential impacts to the lands north of the Property.
4. In summary, with the addition of the proposed pond (post-development conditions) and an outlet that discharges to the ditch line of CTH N, it would redirect the existing drainage pattern around the lands north of the Property.

Dane County will adhere to Dane County's Erosion Control and Stormwater requirements under DCO Chapter 74. Additionally, since more than one acre will be disturbed, W+R and H&T also understand that a Wisconsin Department of Natural Resources (WDNR) Construction Site General Permit is required.

Concern 2: Interested in a more detailed/engineering plan for how clay will be extracted, including depth and proximity to property lines, and reclamation plan.

Response: Figure 2 of Attachment C from the "Project Narrative" package includes the depth of clay and proximity to property lines for clay extraction.

Clay is anticipated to be extracted using typical earth moving equipment using one or a combination of the following methods:

1. Method 1: Direct hauling



This typically includes a dozer, excavator, and on-road tipper trucks (or dump trucks). The excavator would directly load dump trucks at the active extraction area with the dozer later assisting in grading efforts.

2. Method 2: Stockpiling

This typically includes the same equipment as Method 1 but includes haul trucks and potentially an additional excavator. The excavator would load clay into the haul trucks at the excavation area, transport clay from the excavation area to a stockpile location, and return back to the excavation area. Then, clay from the stockpile location would be loaded into dump trucks for transport to its destination.

Note, means and methods of the excavation activities are typically determined by the earthwork contractor, not by County.

Reclamation after mineral extraction, but prior to building construction, is anticipated to consist of mass grading to ensure adequate drainage, construction of a stormwater pond, and seeding/mulching with a standard WisDOT seed mix. The reclamation plan will adhere to DCO Chapter 74 requirements and is anticipated to be submitted in March 2027 as required under Dane County Ordinance (DCO) Chapter 74.120.

Concern 3: Request for County to provide bond to the Town to assure that site is reclaimed as proposed.

Response: After review of Town of Cottage Grove's non-metallic mining ordinance, bonds are not required for reclamation. Furthermore, Section 17.01(1)(b) states that "this ordinance is not intended to and shall not regulate nonmetallic mining reclamation under Ch. 295, Wis. Stats. or under Wis. Admin. Code NR 135".

Financial assurance is not required under DCO Chapter 74.144 to "non-metallic mining conducted by the State of Wisconsin, a state agency, board, commission or department, the county or a municipality".

Concern 4: Concern over impact of reported 150-200 truck trips per day during extraction activities.

Response: The total estimated volume of clay that could be extracted is approximately 140,000 CY, including a 20% swell factor that would equate to approximately 168,000 CY. The standard dump truck is between 10 and 15 CY so between 11,200 and 16,800 trucks would be needed to completely remove the anticipated volume of clay. Is it anticipated to take ~80 working days to remove the clay which equates to between 140 and 210 trucks per day during clay extraction operation.

Traffic patterns associated with mineral extraction operations are anticipated to be mainly from dump trucks picking up clay material from the Property, bringing it to the proposed landfill (approximately 3.25 miles from the Property), and return to the Property to pick-up the next load. The dump trucks are anticipated to follow the proposed haul route below and included in Attachment A:

- Exit the Property going north on CTH N
- Take the exit to westbound USH 12 & 18
- Take the exit to southbound CTH AB
- Deliver material to the proposed landfill (4402 Brand Road, Madison, WI 53718)
- Return the back to the Property

Other potential construction traffic may be related to the earthwork contractor operations (e.g. delivery of equipment or mobilization, equipment fueling operations, and/or employees entering or leaving the Property during operating hours).

The haul route proposed only uses County and State and/or Federal roadways. Those roadways are designed to accommodate 3,200 vehicles per hour which is adequate to accommodate 150-200 trucks per day. Therefore, the



Dane County Highway Commissioner states that there will be no anticipated impacts to the roadways based on the proposed haul route for clay extraction operations.

Concern 5: Wondering whether Highway Department has considered other sites for Phase 2, including on or adjacent to its East District Highway Facility site.

Response: The East District Highway Facility space is limited due to a future City roadway and addition of a brine operations building. The East District Highway Facility was determined not to be an appropriately sized site that would accommodate a building between 200,000 and 225,000 square feet.

Concern 6: The anticipated average daily traffic with both Phase 1 (extraction) and Phase 2 (Highway Dept storage).

Response: See response to Concern #4 for anticipated daily traffic with Phase 1. For Phase 2, the proposed indoor and outdoor storage is not anticipated to be staffed and would only require intermittent access for either the delivery or retrieval of stored materials or equipment. Therefore, traffic impacts are anticipated to be minimal.

Concern 7: How the County proposes to access Highway N and what highway intersection improvements are anticipated.

Response: Figure 9 of Attachment C from the "Project Narrative" package includes the conceptual site access. Access to CTH N will be evaluated and designed as part of the Town's design approval process and will require submission for a "Permit to Access County Trunk Highway" to Dane County Department of Highway and Transportation. Exact location of access driveway will be established to ensure sufficient lines-of-sight, widths to accommodate anticipated vehicle type and turn radii, and spacing relative to existing driveways.

Concern 8: That a County Highway Department representative also attend the next Town Plan Commission meeting.

Response: Clement Abongwa, Highway Commissioner, plans to attend the next Plan Commission meeting on July 22, 2026.

Concern 9: Dane County Planning staff report.

Response: Please see attached for the staff report for the rezone and conditional use permit applications (Attachment B and C, respectively).

Concern 10: Clarification on the farmland preservation percentage calculation.

Response: Please refer to item # of the Rezone staff report (Attachment B).

Concern 11: County position on the proposed RI use restrictions.

Response: The Town of Cottage Grove presented proposed RI restrictions on the property at the 6/25 Plan Commission meeting (Attachment D). Dane County would accept these deed restrictions as presented at the 6/25 Plan Commission meeting.

If you have any additional questions or concerns, please reach out to myself at 608.514.2319, John Welch at 608.516.4154, or Clement Abongwa at 608.444.7841.

Sincerely,



**DANE COUNTY
WASTE + RENEWABLES**

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cc:
Dane County – Clement Abongwa, Majid Allan
Town of Cottage Grove – Kim Banigan

Enclosures:
Attachment A – Proposed Haul Route
Attachment B – Rezone Staff Report
Attachment C – Conditional Use Permit Staff Report
Attachment D – RI Restrictions (6/24 Plan Commission Meeting)