



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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes ☐ No ☐
Provide a short but detailed description of the proposed conditional use:	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

☐ Complete attached information sheet for standards	☐ Site Plan drawn to scale	☐ Detailed operational plan	☐ Written legal description of boundaries	☐ Detailed written statement of intent	☐ Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: _____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- | |
|---|
| 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. |
| 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. |
| 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. |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. |
| 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. |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans. |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Briefly describe the current uses of surrounding properties in the neighborhood.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☐ **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 describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONS PLAN AND 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 MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

MINERAL EXTRACTION OPERATIONS

Required Information

For a CUP for mineral extraction, the applicant must provide a legal description, tax parcel numbers, an erosion control plan, and a reclamation plan. In addition, to further describe the operation, the applicant must provide a written statement and operations plan as described:

A written statement containing the following information:

1. General description of the operation.
2. Existing use of the land.
3. Existing natural features including approximate depth to groundwater.
4. The types and quantities of materials that would be extracted.
5. Proposed dates to begin extraction, end extraction and complete reclamation.
6. Proposed hours and days of operation.
7. Geologic composition and depth to the mineral deposit.
8. Identify all major proposed haul routes to the nearest Class A highway or truck route. Indicate traffic flow patterns.
9. Proposed phasing plan, if any (recommended for larger sites)
10. Types, quantities, and frequency of use of equipment to extract, process, and haul.
11. Whether and how frequently blasting, drilling, crushing, screening, washing, refueling, fuel storage, asphalt batching or concrete mixing would be performed on site.
12. Whether excavation will occur below the water table and, if so, how ground water quality will be protected.
13. Any proposed temporary or permanent structures (e.g., scales, offices).
14. Any special measures that will be used for spill prevention and control, dust control, transportation, or environmental protection.
15. Proposed use after reclamation as consistent with Chapter 74.

A site/operations plan drawn to scale, at least 11” by 17” in size, and showing the following information:

1. Boundaries of the permit area and of the extraction site.
2. Zoning district boundaries in the immediate area. Label all zoning districts on the submit property and on all neighboring properties.
3. Existing contour lines (not more than 10 foot intervals).
4. Existing natural features including lakes, perennial/navigable streams, intermittent streams, floodplains, wetlands, drainage patterns, and archaeological features.
5. Existing roads, driveways, and utilities. Show width of all driveway entrances onto public and private roads.
6. All residences within 1,000 feet of the property.
7. Specific location of proposed extraction area, staging area, and equipment storage.
8. Proposed location and surfacing of driveways.
9. Proposed phasing plan, if any (recommended for larger sites).
10. Proposed fencing of property, if any, and gating of driveways.
11. Proposed location of stockpiles.
12. Proposed location and type of screening berms and landscaping.
13. Proposed temporary and permanent structures, including scales and offices.
14. Proposed signage, if any.

Conditional Use Permit - Mineral Extraction Application Checklist

Applicant			Zoning
Plan Requirement	✓	Location in plan - page #	✓
1. Legal description - CSM and/or exact metes & bounds.	✓	SEE PROPERTY BOUNDARY, EXHIBIT 1	
Size of area requesting - acreage	✓		
Parcel number(s)	✓		
2. Written statement that includes the following:			
General description of the operation.	✓	SEE SITE NARRATIVE	
Existing uses of the land.	✓	SEE SITE NARRATIVE	
Existing natural features including depth to groundwater.	✓	SEE SITE NARRATIVE & SITE PLAN, EXHIBITS 1 & 2	
Types and quantities of materials that will be extracted.	✓	SEE SITE NARRATIVE	
Proposed dates to begin extraction, end extraction and complete reclamation.	✓	SEE SITE NARRATIVE	
Proposed hours and days of operation.	✓	SEE SITE NARRATIVE	
Geologic composition and depth to the mineral deposit.	✓	SEE SITE NARRATIVE	
Identify all major proposed haul routes to the nearest Class A highway or truck route.	✓	SEE SITE NARRATIVE	
Indicate traffic flow patterns.			
Proposed phasing plan (recommended for larger sites)	✓	SEE SITE NARRATIVE & SHEETS C401, C402, & C403	
Types, quantities and frequency of use of equipment to extract, process and haul.	✓	SEE SITE NARRATIVE	
Frequency of blasting, drilling, mining, crushing, screening, washing, refueling.	✓	SEE SITE NARRATIVE	
Bulk fuel storage.	✓	SEE SITE NARRATIVE	
Asphalt batching or concrete mixing.	✓	SEE SITE NARRATIVE	
Proposed storage of recycled materials.	✓	SEE SITE NARRATIVE	
Does extraction occur below the water table / protection of groundwater.	✓	SEE SITE NARRATIVE	
Permanent or temporary structures.	✓	SEE SITE NARRATIVE	
Spill prevention and or dust control.	✓	SEE SITE NARRATIVE	
Proposed use after final reclamation as consistent with Ch. 74. Separate checklist for reclamation permit.	✓	SEE SITE NARRATIVE	

This checklist is required in addition to a complete application for a conditional use permit. Application may be deemed incomplete if required information is not submitted.

PROPOSED NON-METALLIC MINERAL EXTRACTION SITE NARRATIVE

H STORAGE – SOUTH EXPANSION

Owner: H Storage, LLC.

October 27, 2025

Neighborhood Characteristics:

The proposed site resides on two parcels in Section 4, Township 6 North, Range 11 East, all in the Town of Pleasant Springs, Dane County, WI. The project site is approximately 2,000 feet north of West Star Road, between C.T.H. N and North Star Road. The latitude and longitude at the center of the project site is approximately 43.019444 and -89.194959, respectively. Said parcels are shown in the enclosed Parcel Boundary Exhibit and the enclosed Site Plan. The parcel numbers are 0611-041-8502-0 and 0611-041-8001-0.

The project site is currently agricultural land with a wet detention basin in the northwest corner of the site serving the H Storage Development north of the basin. The existing site is rolling farmland with approximately three-fourths of the site draining to the west and the remaining approximately one-fourth draining to the east. The project site is currently zoned Farmland Preservation (FP-35). The neighboring zoning adjacent to the project site consists of Farmland Preservation (FP-35) to the east and south, Rural Residential (RR-1 & RR-2) and Farmland Preservation (FP-35) to the west, and Heavy Commercial (HC), Farmland Preservation (FP-1), Rural Mixed-Used and Transitional (RM-16), and Rural Residential (RR-2) to the north.

Operational Narrative:

This application is requesting a conditional use permit (CUP) for non-metallic mineral extraction for a 10-year timeframe, with the opportunity for future extension requests for similar purposes, if necessary. The project's site involves the mining, recycling, and processing of aggregates and soils for local construction projects, ranging from residential home sites and commercial sites to local roadways and major highways.

The proposed hours of operation are as follows:

- Monday through Saturday: 6:00 a.m. to 6:00 p.m. local time
- Sunday & Holidays: No operations to take place
- Special hours may be requested with notification sent to the Town Chairman for acknowledgment.

The project site is anticipated to have one to three full-time employees operating the site, depending on whether processing equipment is brought into the site to process material. Processing usually takes place over a few weeks, and then the processing equipment moves to another quarry/pit site.

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, drilling machine, explosive subcontractor, portable screening plants, portable crushing plants, portable washing plants, scales, etc. A loader will typically always remain on-site for loading out material into dump trucks.

Traffic will fluctuate depending on when processing takes place and on local project needs for material. Access for dump truck traffic will enter and exit the project site via the existing ingress/egress driveways to C.T.H. N of the existing H Storage Site near the northwest corner of the project site. Driveway improvements to County Highway N on the existing H Storage Site, where ingress/egress access will occur, have been in place for years and have proven efficient and safe. The existing driveway is asphalt surfaced and of sufficient dimensions for safe operation and turning movements in and out of the site. The haul route for trucks will be exiting the existing H Storage commercial south driveway, directly onto County Highway N to allow for travel both north and south along said highway. As stated, daily truck volume varies greatly, but the impact on safety and/or congestion is anticipated to be negligible. No additional improvements are anticipated to be needed for access to and from the site. Aside from storm sewer for the reclaimed site, no utilities are being proposed at this time.

The project is being submitted concurrently to the Wisconsin Department of Natural Resources (WDNR) and Dane County to address and obtain permitting for air quality (particulate emissions), dust, stormwater management, and erosion control. Drainage patterns during quarry/pit operations will be kept similar to existing patterns to the maximum extent practicable. Post-development stormwater management will be submitted, reviewed, and approved by WDNR and Dane County for the reclaimed site before the start of operations. Water will be utilized when needed to control dust. Noise will be mitigated by the rural location of the operation as well as the topography/elevations due to the natural process of the operations taking place lower than the surrounding areas, essentially being down in a hole and reducing the noise level, leaving the site. All quarry/pit equipment has muffler systems that meet or exceed industry standards for noise. A berm along the west side of the site will aid in noise mitigation and screening. Blasting will be under the control of a state and federally licensed blasting subcontractor. The licensed subcontractor will be required to follow state and federal blasting regulations, including noise levels. Explosives will not be stored on-site.

The frequency for operations of blasting, drilling, mining, crushing, screening, washing, and refueling is all market-driven. A typical operation will consist of blasting operations for a few weeks on and off, then product making for a few weeks, then the stockpiles sit until depleted by sales, at which time the process starts over. Fueling of equipment will take place daily during processing and then sporadically as needed during sales/load out of product. There is no asphalt batching or concrete mixing proposed to take place at this time. The only storage of recycled materials would involve the recrushing of asphalt and concrete, and the resulting product would be stockpiled next to other extraction material stockpiles.

The proposed operation is in proximity to areas designated in the Town Comprehensive Plan for future land use as rural mixed use, allowing for the establishment and operation of rural businesses that are compatible with the rural character of the town and existing, neighboring land uses. The site will be reclaimed for farmland use once the mineral extraction is completed.

The surrounding properties are mainly agricultural, so the operation will have a negligible impact on them. A proposed berm along the west side of the site will help screen and mitigate noise for the rural residences to the west. Landscaping will be planted on the berm to increase the aesthetic views of the berms. Proposed screening in the northeast corner of the site and topography/elevation change due to quarry/pit operations being much lower than the surrounding area will aid in screening and noise mitigation for the rural residences in the east/northeast corner of the site. The hours of operation are consistent with normal business hours. All federal, state, and local permits, laws, and ordinances will be followed.

Fuel and explosives will not be stored on-site. Equipment will be fueled on upland portions of the site by a WDNR-certified fuel delivery truck, which carries its own spill containment contingencies.

The proposed quarry is a quality sand and limestone source located under topsoil and clay overburden. It is estimated that approximately 9,000,000 cubic yards of limestone, 60,000 cubic yards of clay, and 3,000,000 cubic yards of sand and gravel will be extracted from the site. Based on soil borings, the average geological composition of the site is approximately 8 to 14 inches of topsoil, 5 to 57 feet of sand, 60 to 97 feet of limestone, and sandstone at boring termination depths of 97 feet to 161 feet below the ground surface, with no groundwater encountered during the borings.

Mineral extraction and reclamation are proposed over three phases. The first phase and beginning of mineral extraction is anticipated to be in 2026, and the end of extraction, after completing the third phase, is anticipated to be in the year 2056, or approximately ten years per phase. During the mineral extraction phases, the remaining phases where mineral extraction has not taken place will remain as agricultural cropland use. Once extraction has been completed for each phase, that phase will be reclaimed, and the site will be restored for farming operations along with associated stormwater management facilities. The floor of the quarry is anticipated to be above the local groundwater table, as indicated by soil borings. The project operations will not impede any development or improvements of the surrounding properties. There are no permanent structures being proposed as part of the mineral extraction operations. However, a temporary scale shack and portable scale are to be installed for mineral extraction operations.

No permanent lighting is proposed at this time. No trespassing signs and MSHA danger/warning signs will be installed in accordance with federal, state, and local requirements.

On-site sanitary facilities will consist of portable restrooms (i.e., porta-potty).

TRUSTEE'S DEED

Document Number

Document Title

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

5685431

01/19/2021 12:56 PM

Trans Fee: 3,600.00

Exempt #:

Rec. Fee: 30.00

Pages: 2

Recording Area

RETURN TO
H Storage, LLC
2561 Coffeytown Road
Cottage Grove, WI 53527

Tax Parcel No.:

018-0711-334-9695-0 (Parcel A)

046-0611-041-8001-0 (Parcel B)

046-0611-041-8502-0 (Parcel C)

Parcel A:

Lot 1, Certified Survey Map 9528, recorded in Vol. 54 of Certified Survey Maps, page 224, as #3174792, in the Town of Cottage Grove, Dane County, Wisconsin.

Parcel B:

The Northeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin; EXCEPT portion conveyed in instrument recorded in Vol. 239 of Deeds, page 381, as #818495; and EXCEPT Certified Survey Map 11520, recorded in Vol. 70 of Certified Survey Maps, page 139, as #4107008.

Parcel C:

The Northwest 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin; EXCEPT portion conveyed in instrument recorded in Vol. 239 of Deeds, page 381, as #818495; EXCEPT Certified Survey Map 1714, recorded in Vol. 7, of Certified Survey Maps, page 83, as #1431613; EXCEPT Certified Survey Map 8492, recorded in Vol. 46 of Certified Survey Maps, page 190, as #2834002; and EXCEPT Certified Survey Map 10921, recorded in Vol. 65 of Certified Survey Maps, page 193, as #3840982.

T-1,200,000
(3,600.00)
(2)

TRUSTEE'S DEED

Document Number

Document Name

THIS DEED, made between Duane P. Swalheim, Real Estate Trustee of the Swalheim Charitable Remainder Unitrust dated October 21, 2020,

("Grantor," whether one or more), and H Storage, LLC

("Grantee," whether one or more). Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DANE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Parcel A:

Lot 1, Certified Survey Map 9528, recorded in Vol. 54 of Certified Survey Maps, page 224, as #3174792, in the Town of Cottage Grove, Dane County, Wisconsin.

Parcel B:

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RETURN TO
H Storage, LLC

Tax Parcel No.
018-0711-334-9695-0 (Parcel A)
046-0611-041-8001-0 (Parcel B)
046-0611-041-8502-0 (Parcel C)

Dated this 15th day of January, 2021.

Swalheim Charitable Remainder Unitrust dated October 21, 2020

Duane P. Swalheim
Duane P. Swalheim, Real Estate Trustee

AUTHENTICATION

Signature(s)

Authenticated this _____ day of _____, 20____

*

TITLE. MEMBER OF STATE BAR OF WISCONSIN

(If not, _____
Authorized by 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Perry J. Armstrong

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures

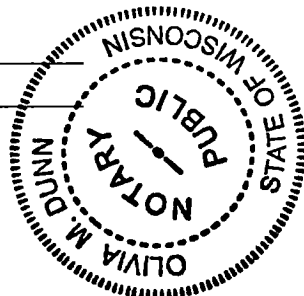
File No. 120110036

ACKNOWLEDGMENT

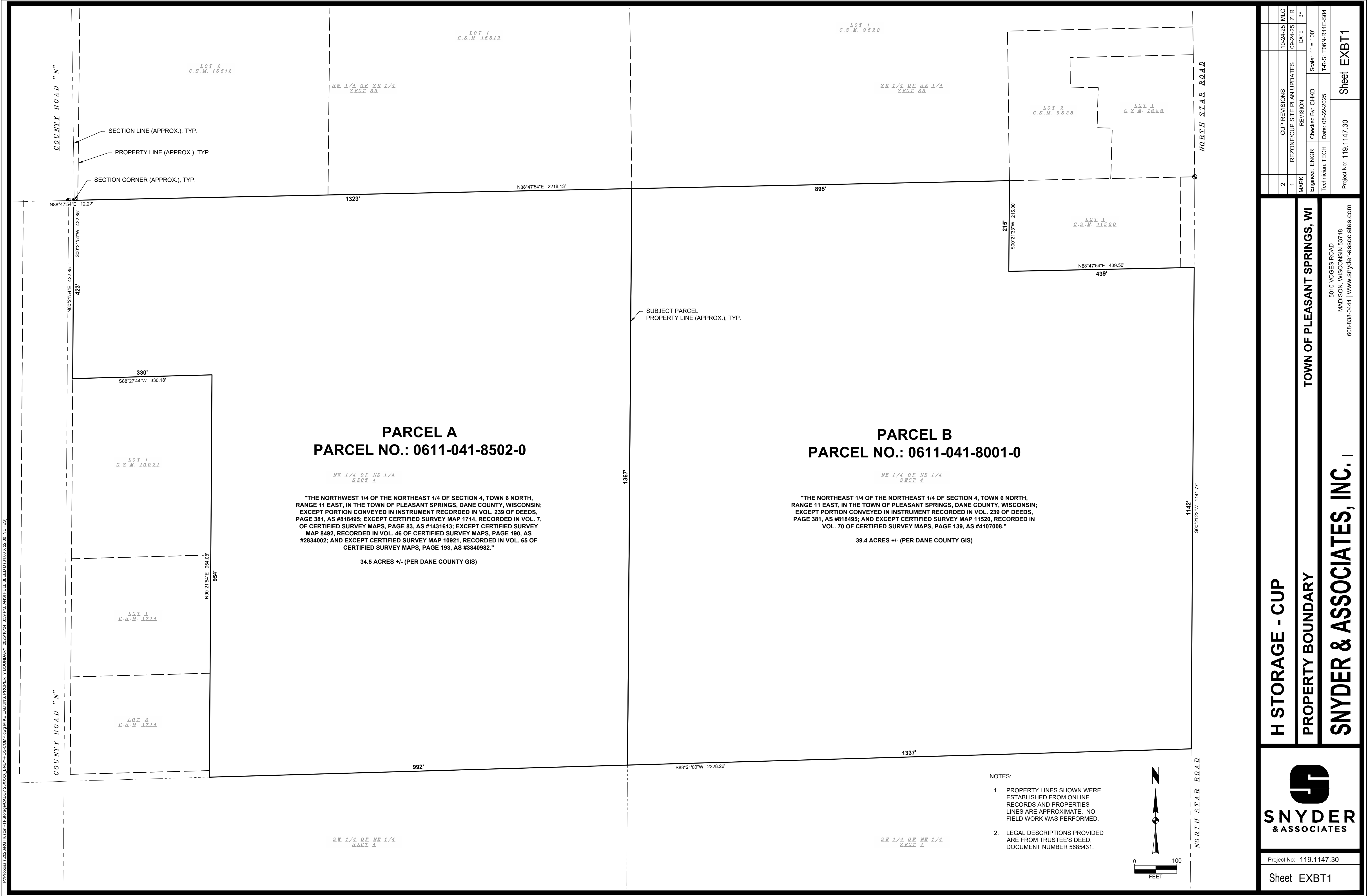
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 14 day of January, 2021 the above named Duane P. Swalheim, Real Estate Trustee to me known to be the persons who executed the foregoing instrument and acknowledge the same.

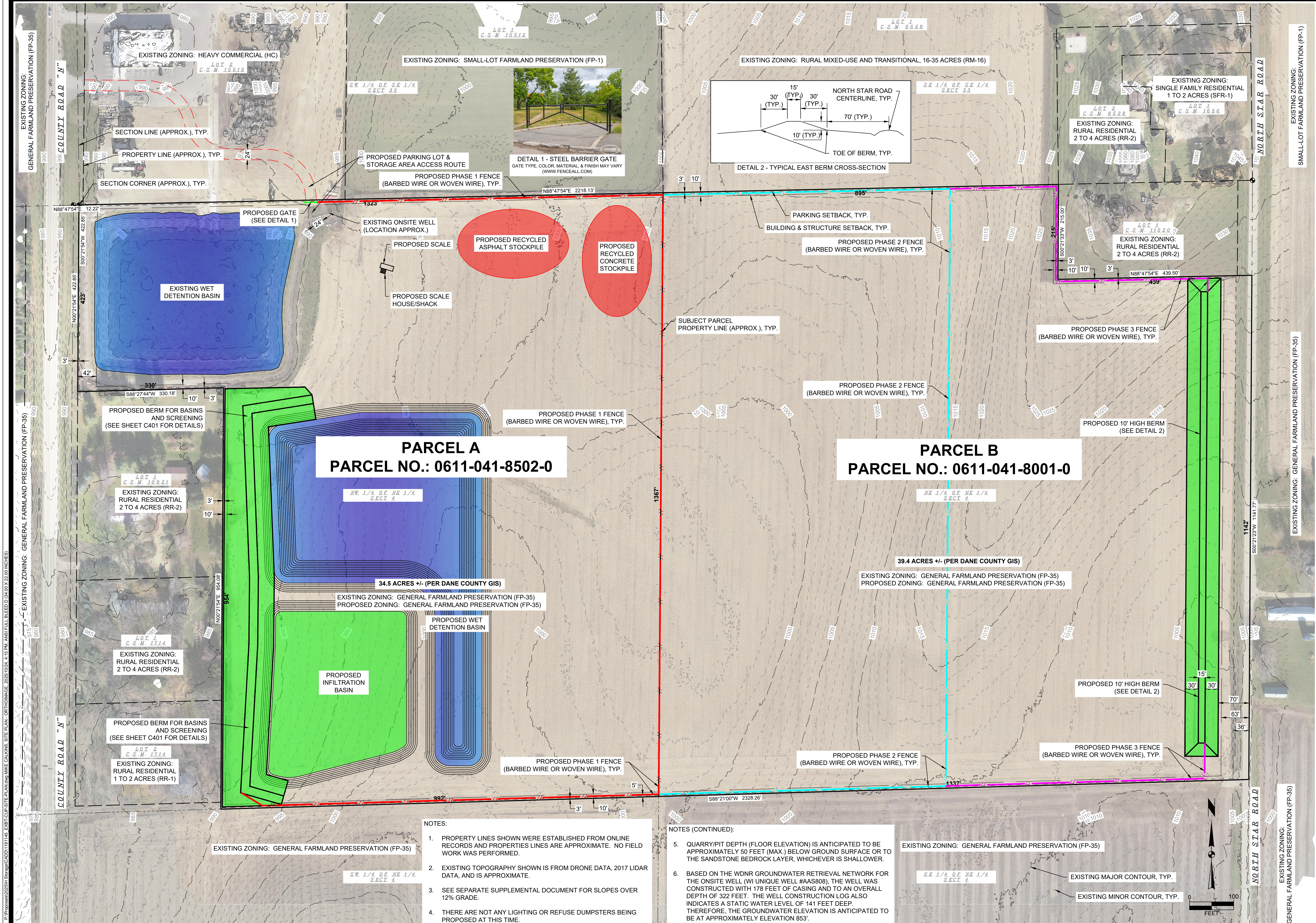
Olivia Dunn
Olivia Dunn
Notary Public Dane County, Wisconsin
My Commission expires permanent



P:\Proposals\2023\BGS Hudson - H Storage\CAD\0123\XXX_BNDY\POS-COMP.dwg, MIKE CALVINS, PROPERTY BOUNDARY, 2025/10/24, 3:59 PM, ANSI FULL BLEED (34.00 X 22.00 INCHES)



P:\Projects\2025\H Storage\CADD\119-1147-EXBT-CUP-SITE-PLAN.dwg MIKE CALKINS, SITE PLAN - ORTHOIMAGE, 2025-10-24, 4:15 PM, ANSI/ESLL BLED D (3.00 X 22.00 INCHES)



NOTES:

1. PROPERTY LINES SHOWN WERE ESTABLISHED FROM ONLINE RECORDS AND PROPERTIES LINES ARE APPROXIMATE. NO FIELD WORK WAS PERFORMED.
2. EXISTING TOPOGRAPHY SHOWN IS FROM DRONE DATA, 2017 LIDAR DATA, AND IS APPROXIMATE.
3. SEE SEPARATE SUPPLEMENTAL DOCUMENT FOR SLOPES OVER 12% GRADE.
4. THERE ARE NOT ANY LIGHTING OR REFUSE DUMPSTERS BEING PROPOSED AT THIS TIME.

NOTES (CONTINUED):

5. QUARRY/PIT DEPTH (FLOOR ELEVATION) IS ANTICIPATED TO BE APPROXIMATELY 50 FEET (MAX.) BELOW GROUND SURFACE OR TO THE SANDSTONE BEDROCK LAYER, WHICHEVER IS SHALLOWER.
6. BASED ON THE WDNR GROUNDWATER RETRIEVAL NETWORK FOR THE ONSITE WELL (W/ UNIQUE WELL #AAS808), THE WELL WAS CONSTRUCTED WITH 178 FEET OF CASING AND TO AN OVERALL DEPTH OF 322 FEET. THE WELL CONSTRUCTION LOG ALSO INDICATES A STATIC WATER LEVEL OF 141 FEET DEEP. THEREFORE, THE GROUNDWATER ELEVATION IS ANTICIPATED TO BE AT APPROXIMATELY ELEVATION 853'.



Project No: 119.1147.30

Sheet EXBT3

H STORAGE - CUP

SITE PLAN - ORTHOIMAGE

TOWN OF PLEASANT SPRINGS, WI

SNYDER & ASSOCIATES, INC. I

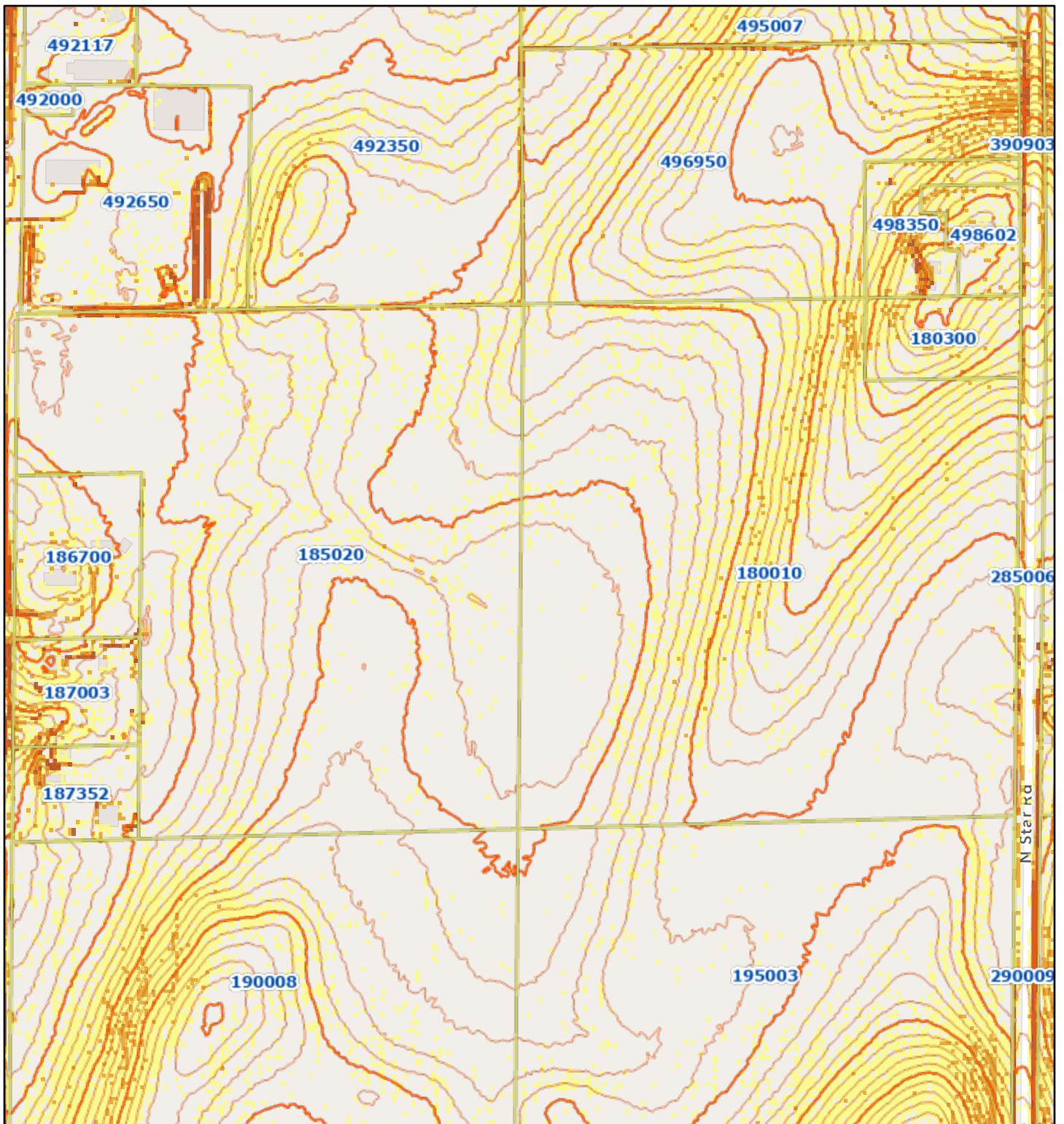
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
2	CUP SITE PLAN REVISIONS	10-24-25	MLC
1	REZONE/CUP SITE PLAN UPDATES	09-24-25	ZLR
Engineer:	ENGR	Checked By:	CHKD
Technician:	TECH	Date:	08-22-2025
T-R-S:	TORN-R11E-S04		

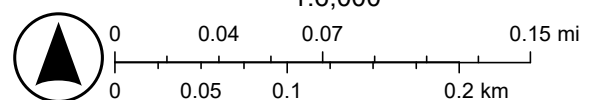
Project No: 119.1147.30

Sheet EXBT3

ArcGIS Web Map - DCiMap Steep Slopes

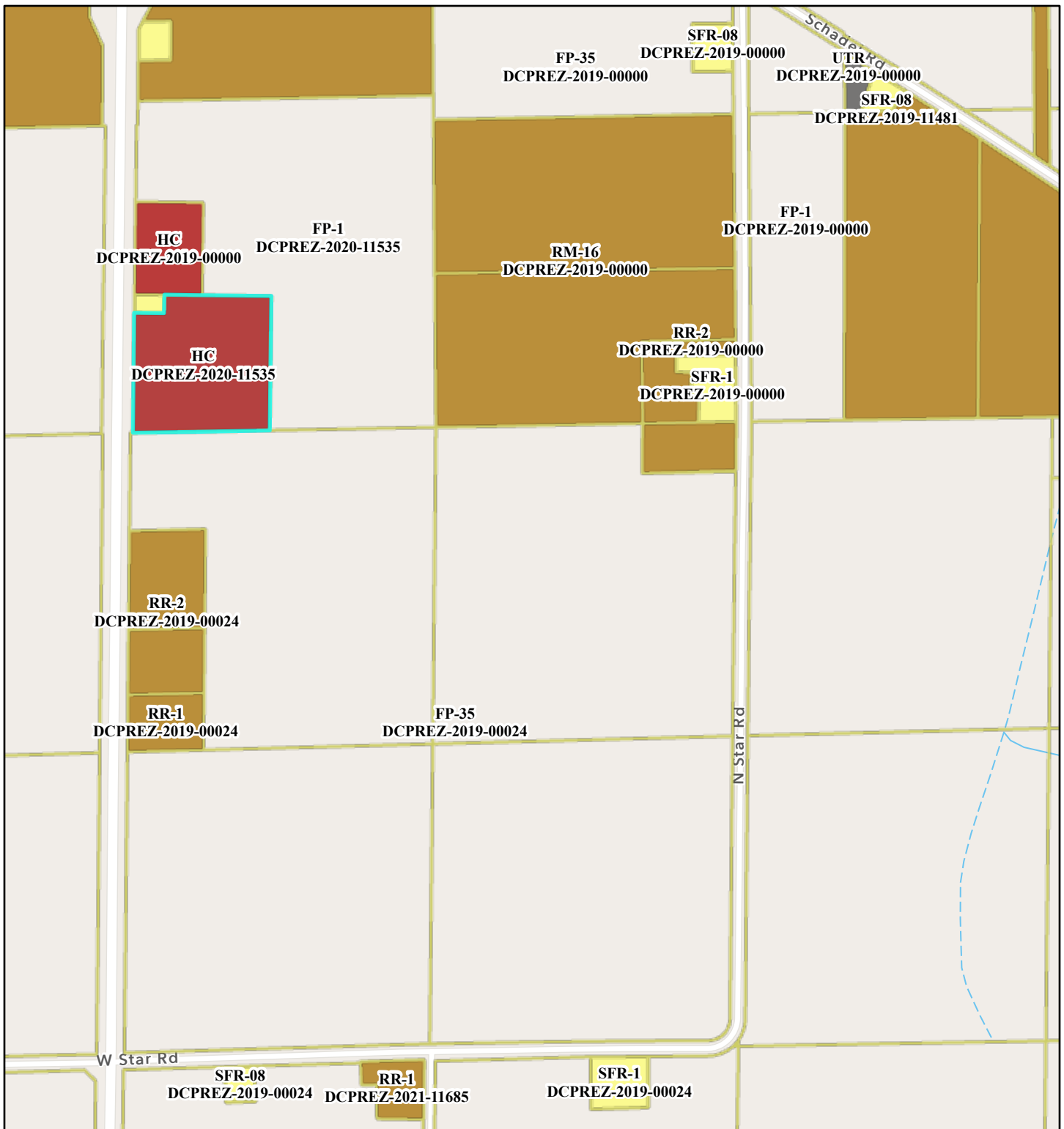


9/17/2025, 10:30:23 AM



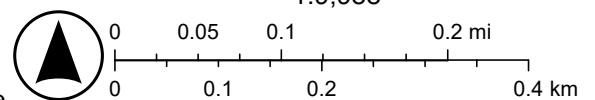
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web Map - DCiMap Zoning Districts



9/17/2025, 10:24:09 AM

- Parcels
- Residential
- Rural Residential and Rural Mixed Use
- Farmland Preservation
- Special Use
- Heavy Commercial



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Well Construction Report WISCONSIN UNIQUE WELL NUMBER				AAS808		Drinking Water and Groundwater - DG/5 Department of Natural Resources, Box 7921 Madison WI 53707				Form 3300-077A					
Property Owner H STORAGE LLC						Phone #		1. Well Location				Fire # (if avail.)			
Mailing Address 2561 COFFEYTOWN ROAD						Town of PLEASANT SPRINGS						3190			
City COTTAGE GROVE						State WI		Zip Code 53527				Street Address or Road Name and Number COUNTY ROAD N			
County Dane		Co. Permit # 22-172		Notification # 8841554308		Completed 07-12-2022		Subdivision Name CSM 8492				Lot # Block #			
Well Constructor (Business Name) SAM'S WELL DRILLING INC				Lic. # 370		Facility ID # (Public Wells)				Latitude / Longitude in Decimal Degree (DD) 43.0213 °N -89.1982 °W				Method Code GPS008	
Address PO BOX 150 N9935 PLEASANT RD RANDOLPH WI 53956				Well Plan Approval #		SW SE		Section 33		Township 7 N		Range 11 E			
				Approval Date (mm-dd-yyyy)		or Govt Lot #									
Hicap Permanent Well #		Common Well #		Specific Capacity 0.6		2. Well Type New Well									
3. Well serves 1 # of POND Private, potable Heat Exchange ___ # of drillholes						Hicap Well ? No		Reason for replaced or reconstructed well ? Construction Type Drilled							
						Hicap Property ? No									
						Hicap Potable ? No									
4. Potential Contamination Sources - ON REVERSE SIDE															
5. Drillhole Dimensions and Construction Method															
Dia. (in.)		From (ft.)		To (ft.)		Upper Enlarged Drillhole				Lower Open Bedrock					
13		Surface		16		No Rotary - Mud Circulation				No					
10		16		178		Yes Rotary - Air				Yes					
6		178		322		No Rotary - Air & Foam				No					
						No Drill-Through Casing Hammer									
						No Reverse Rotary									
						No Cable-tool Bit ___ in. dia...									
						No Dual Rotary									
						Yes Temp. Outer Casing 10in. dia									
						Yes Removed? 16depth ft. (If NO explain on back side)									
8. Geology															
Geology Codes				Type, Caving/Noncaving, Color, Hardness, etc...				From (ft.)		To (ft.)					
C S				C-CLAY S-SANDY				Surface		8					
S				S-SAND				8		15					
L				L-LIMESTONE/DOLOMITE				15		82					
N				N-SANDSTONE				82		113					
H				H-SHALE				113		171					
L				L-LIMESTONE/DOLOMITE				171		275					
N				N-SANDSTONE				275		322					
6. Casing, Liner, Screen															
Dia. (in.)		Material, Weight, Specification Manufacturer & Method of Assembly				From (ft.)		To (ft.)		11. Well Is 24 in. above grade Developed ? Yes Disinfected ? Yes Capped ? Yes					
6		STD, BLK, PIPE, .280 WALL, P.E., A53B HUSTEEL				Surface		178							
Dia. (in.)		Screen type, material & slot size				From (ft.)		To (ft.)							
7. Grout or Other Sealing Material															
Method TREMIE PIPE - PUMPED															
Kind of Sealing Material				From (ft.)		To (ft.)		# Sacks Cement		12. Notified Owner of need to fill & seal ? No Filled & Sealed Well(s) as needed? No					
NEAT CEMENT GROUT				Surface		178		44 S							
9. Static Water Level 141 ft. below ground surface															
10. Pump Test Pumping level 220 ft. below surface Pumping at 50 GP M for 1 Hrs. Pumping Method ? Airlift															
13. Constructor / Supervisory Driller Lic # Date Signed JVG 6026 07-13-2022 Drill Rig Operator Lic or Reg # Date Signed JS 7377 07-12-2022															

4a. Potential Contamination Sources

Is the well located in floodplain ? No

Comment: SECTION 4A N/A

Created On: 07-13-2022

Created by: swdlabs

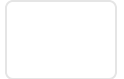
Updated On: 06-07-2023

Updated by: WELL PROCESS



(<https://dnr.wisconsin.gov>)

DNR Groundwater Retrieval Network (/grnext/Home)



[Home](#) (<https://dnr.wisconsin.gov/topic/Groundwater/GRN.html>) / Well Inventory Details

Well Inventory Details ▼

WI Unique Well #: AAS808

Well Status: ACTIVE

Well Use: PRIVATE POTABLE

High Cap Well No:

FID (PWS ID):

Public Water System Name:

Well Address:

Municipality: TOWN OF PLEASANT
SPRINGS

County: Dane

HUC12 Watershed: Door Creek

Construction Details ▼

Construction Type: Drilled

Construction Date: 07/12/2022

Constructor ID: 370

Constructor Name: SAM'S WELL
DRILLING INC

Well Bottom (ft.): 322.0

Static Water Level (ft.): 141.0

Specific Capacity (gpm/ft.): 0.6

Casing Bottom (ft.): 178.0

Casing Diameter (in.): 6

Bedrock Depth (ft.): 15.0

Pumping Level (ft.): 220.0

Pumping Rate (gpm): 50.0

Max Grout Depth (ft.): 178

Well Type: New Well

Previous Well No:

Replacement Well No:

Replace Reason:

Data Source: WELL CONSTRUCTION**Inventory Date:****Contact Information****Owner Name:** H STORAGE LLC**Company Name:****Address:** 2561 COFFEYTOWN ROAD,
COTTAGE GROVE, WI, 53527**Additional Information**Well Construction Report (<https://apps.dnr.wi.gov/wellconstructionpub/ReportViewer.aspx?id=WellConstructionReport&download=false&WUWN=AAS808>)**Sample Information (1)** [See All Sample Results \(/grnext/Samples/Details/AAS808\)](/grnext/Samples/Details/AAS808)

Sample Collection Date	Sample ID	WI Unique Well #	Collector	Lab I
07/12/2022 (/grnext/wellinventory/SAD/AAS808?seq_no=1467190)	19845	AAS808	JASON STIEMSMA	458

Showing 1 to 1 of 1 entries

1

Comments

SECTION 4A N/A

Wisconsin Department of Natural Resources (<https://dnr.wisconsin.gov/>)

101 S. Webster Street PO Box 7921

Madison, WI 53707-7921

Call 1-888-936-7463 (TTY via relay: 711) from 7AM to 10PM



Email Customer Service: CSWEB@wisconsin.gov (<mailto:CSWEB@wisconsin.gov>)
(<https://wisconsin.gov/>)