

Dane County Rezone Petition

Application Date	Petition Number
05/21/2026	DCPREZ-2026-12303
Public Hearing Date	
07/28/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HEPTA S INC	PHONE (with Area Code) (608) 423-3478	AGENT NAME BJOIN LIMESTONE	PHONE (with Area Code) (608) 876-6959
BILLING ADDRESS (Number & Street) PO BOX 74		ADDRESS (Number & Street) 7308 W. STATE ROAD 11	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Janesville, WI 53548	
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	
372 Koshkonong Rd.					
TOWNSHIP CHRISTIANA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-144-9210-8					

REASON FOR REZONE

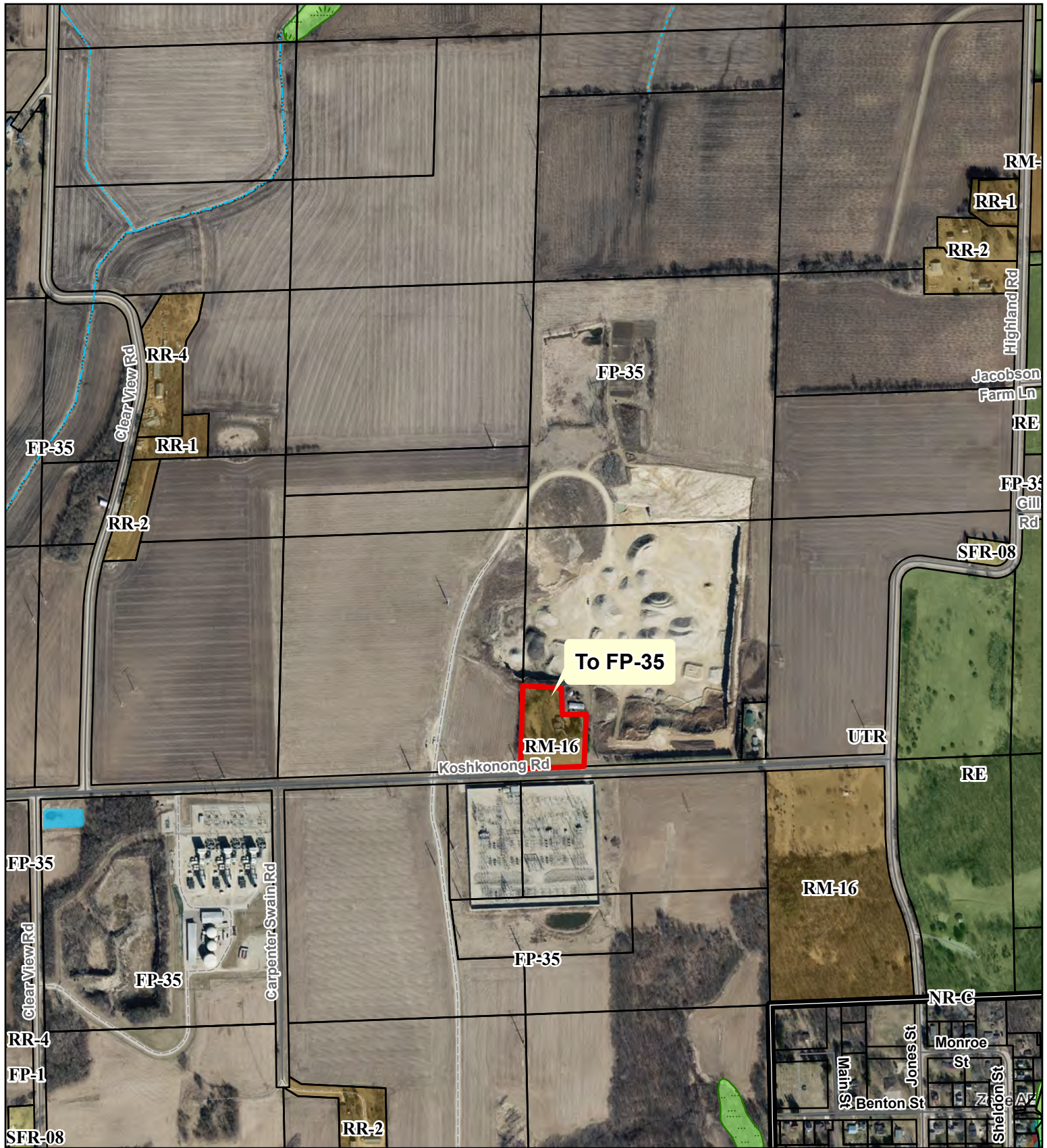
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	FP-35 Farmland Preservation District	3.3

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☐ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) 
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COMMENTS: A NEW CSM WILL BE REQUIRED TO DISSOLVE THIS LOT INTO THE CUP BOUNDARY FOR MINERAL EXTRACTION. ALL EXISTING STRUCTURES WILL NEED TO BE REMOVED PRIOR TO THE RECORDING OF THE NEW CSM.

PRINT NAME: 
DATE: 5-26-26



- Proposed Zoning

 Municipal Boundary

 Tax Parcel

Zoning District

 Farmland Preservation

 Natural Resource Conservancy

Residential

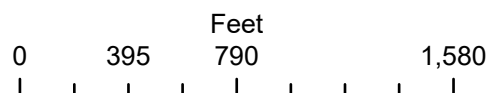
 Rural Residential and Rural Mixed Use

 Recreational

 Special Use

 Wetland Class Area

PETITION 12303 HEPTA S INC



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May 20, 2026
File No. 25225243.00

Dane County Planning and Development, Zoning Administrator
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Subject: Rezone Application
Hepta S Inc.
372 Koshkonong Road, Cambridge, WI 53523

Dear Zoning Administrator,

Enclosed is the Rezone Application for the Hepta S property, located at 372 Koshkonong Road, in the Town of Christiana. The site is being sold to Bjoin Limestone, Inc. and is proposed to be included in the Conditional Use Permit. The parcel being requested for rezoning is: 0612-144-92108. This parcel is currently zoned RM-16 (Rural Mixed-Use, 16-35 acres) and the requested zoning is FP-35 (General Farmland Preservation), to be consistent with the surrounding mining parcels included in the Conditional Use Permit application. The legal description of this parcel is Lot 1 of the Dane County Certified Survey Map number 3745.

Enclosed materials outline the required information for the Rezone Petition, including the Rezone Application, neighborhood characteristic discussion, operational narrative, and site layout.

If you have any questions regarding this application, please contact Madison Thompson at mthompson@scsengineers.com or 608-764-4248.

Sincerely,



Madison Thompson
Project Manager
SCS Engineers



Phillip E. Gearing
Project Director
SCS Engineers

MJT/lmh/PEG

cc: Kathy Bjoin, Bjoin Limestone, Inc.

Encl. Rezone Application

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Rezone Application



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:	Hepta S Inc	Agent Name:	Bjoin Limestone, Inc.
Address (Number & Street):	P.O. Box 74	Address (Number & Street):	7308 W. State Road 11
Address (City, State, Zip):	Cambridge, WI 53523	Address (City, State, Zip):	Janesville, Wisconsin 53548
Email Address:			
Phone#:		Phone#:	

PROPERTY INFORMATION	
Township: 6 North	Parcel Number(s): 061214492108
Section: 14	Property Address or Location: 372 Koshkonong Road

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 ☒	
The property currently has residential buildings but is surrounded by a non-metallic mineral (limestone) extraction site. Bjoin Limestone is planning to remove the residential buildings and mine the parcel area and has applied to include the subject parcel in the Conditional Use Permit for Non-metallic Mineral Extraction. The proposed rezoning is to FP-35, consistent with neighboring parcels. Non-metallic mineral extraction is an approved conditional use for both RM-16 and F-35 Zoning Districts.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	FP-35	3.3

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
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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 Kathleen M Bjoin

Date 5.20.26

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:	

NEIGHBORHOOD CHARACTERISTICS

The subject property for the rezoning request is for parcel number 0612-144-92108 totaling approximately 3.3 acres and is currently a residential property, zoned RM-16 (Rural Mixed-Use, 16-35 acres). The surrounding properties are currently developed and operated as an active non-metallic limestone quarry. Ongoing activities include drilling, blasting, crushing, stockpiling, and hauling of limestone aggregate, as well as limited recycling and crushing of concrete and asphalt materials. The quarry has been in operation since approximately 2002 and represents a long-established use of the property. The parcel requested for rezoning is within the project boundary is currently used as a residential property; however, this parcel is planned for future mining and reclamation consistent with the proposed conditional use and associated rezoning. This parcel has been included in the Conditional Use Permit application submitted to the County concurrent with this request.

Surrounding properties in the immediate area are zoned FP-35 (General Farmland Preservation) and predominantly agricultural in nature, with active crop production including corn, soybeans, wheat, and alfalfa.

OPERATIONAL NARRATIVE

The proposed conditional use consists of continued non-metallic limestone mining operations, including extraction, processing, stockpiling, and hauling of materials.

Hours of Operation

Operations shall be limited to 6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 p.m. on Saturday. There shall be no Sunday operations.

Blasting shall be limited to 9:00 a.m. to 4:30 p.m. Monday through Friday.

Crushing of stone shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Friday. Crushing shall not be permitted on Saturday, Sunday, or legal holidays.

For WisDOT projects, hauling/transport of material will occur 24 hours per day/7 days per week, with the exception of Sunday evenings. Hauling for local municipal and/or commercial projects will be limited to 6:00 a.m. to 6:00 p.m. Monday through Friday, and 7:00 a.m. to 12:00 p.m. on Saturday.

Employees

The site typically operates with a minimum of two full-time equivalent employees, with a maximum of up to nine personnel present on-site at any given time depending on operational needs.

Noise, Dust, and Environmental Controls

Quarry activities may generate noise, dust, and equipment emissions typical of non-metallic mining operations. Noise may result from loading, hauling, crushing, and blasting. All equipment is fitted with muffler systems meeting industry noise-abatement standards, and blasting is performed by licensed contractors following state regulations and scheduled within allowed hours to limit

disturbance. Blasting occurs on an as-needed basis and per the conditional use application, nearby residents, the local utility and Town Clerk are notified more than 72 hours prior to blasting.

Dust may arise from crushing, loading, haul roads, and exposed surfaces. Water spray bars are used during crushing, and water trucks are used on internal roads and stockpile areas as needed. Paved and improved haul roads further reduce dust generation. A private paved haul road connects the site directly to County Road B, allowing haul trucks to avoid town roads.

No significant odors are associated with limestone mining. The quarry does not store bulk fuels on-site. Runoff is managed on site by existing ponds in the quarry floor.

Outdoor Storage and Activities

Soil stockpiles and mined materials are stored within the footprint of the mined areas.

Outdoor activities include blasting, drilling, crushing, screening, hauling, loading, and stockpiling, all of which occur within the active mining area and are typical of non-metallic mining operations. A portable crushing plant is occasionally used on-site.

Stormwater and Erosion Control Compliance

Temporary topsoil and subsoil stockpiles will be surrounded by silt fence or silt sock to prevent sediment loss. Stockpiles and bare soil left undisturbed for 14 or more days will be seeded with a temporary wheat or rye. If bare soils are present at the end of the growing season, erosion control matting or straw blankets will be installed until vegetation is established in the following season. Appropriate measures, such as installing additional controls, will be taken to correct observed erosion issues.

In reclaimed areas, erosion control measures will be installed to minimize soil loss and prevent sediment from entering waterways. After placing topsoil and seeding, erosion control measures such as mulch and/or erosion control matting will be placed over the seeded areas. In areas where erosion is observed, appropriate measures will be selected and implemented in accordance with Wisconsin Storm Water Technical Standards. These may include silt fence, silt sock, straw bale barricades, or riprap.

Temporary erosion controls will be inspected weekly or within 24 hours of the end of rainfall events exceeding 0.5 inch in a 24-hour period. Remedial action will be initiated if needed. Records of inspections and corrective actions will be maintained until final reclamation is completed.

Sanitary Facilities

There are sanitary facilities at the existing residential property, which will be removed during demolition. There are no existing or proposed sanitary facilities on the parcels being used for mining. Portable sanitary facilities are provided for workers during active operations.

Solid Waste Management

Trash is hauled offsite daily. No facilities are proposed.

Traffic and Access

Daily traffic consists primarily of haul trucks transporting mined materials. The majority of haul trucks are quad axle dump trucks with a gross weight of 73,000 pounds. Estimated truck traffic varies seasonally, with approximately 30 to 75 trucks entering and exiting the site per day.

The existing haul road is paved and is routed from the active mining area, through the subject property to the south entrance/exit at Koshkonong Road. Haul trucks cross Koshkonong Road to access a private paved haul road that connects directly to County Road B, avoiding use of town roads. Hauling on public roads is limited to roads required to access county and state highways.

The site has been used for mining and hauling since around 1996 and no increase in traffic is expected compared to historical use.

Hazardous Materials and Spill Prevention

No hazardous, toxic, or explosive materials are stored on site. There is no bulk fuel storage on site.

Lighting

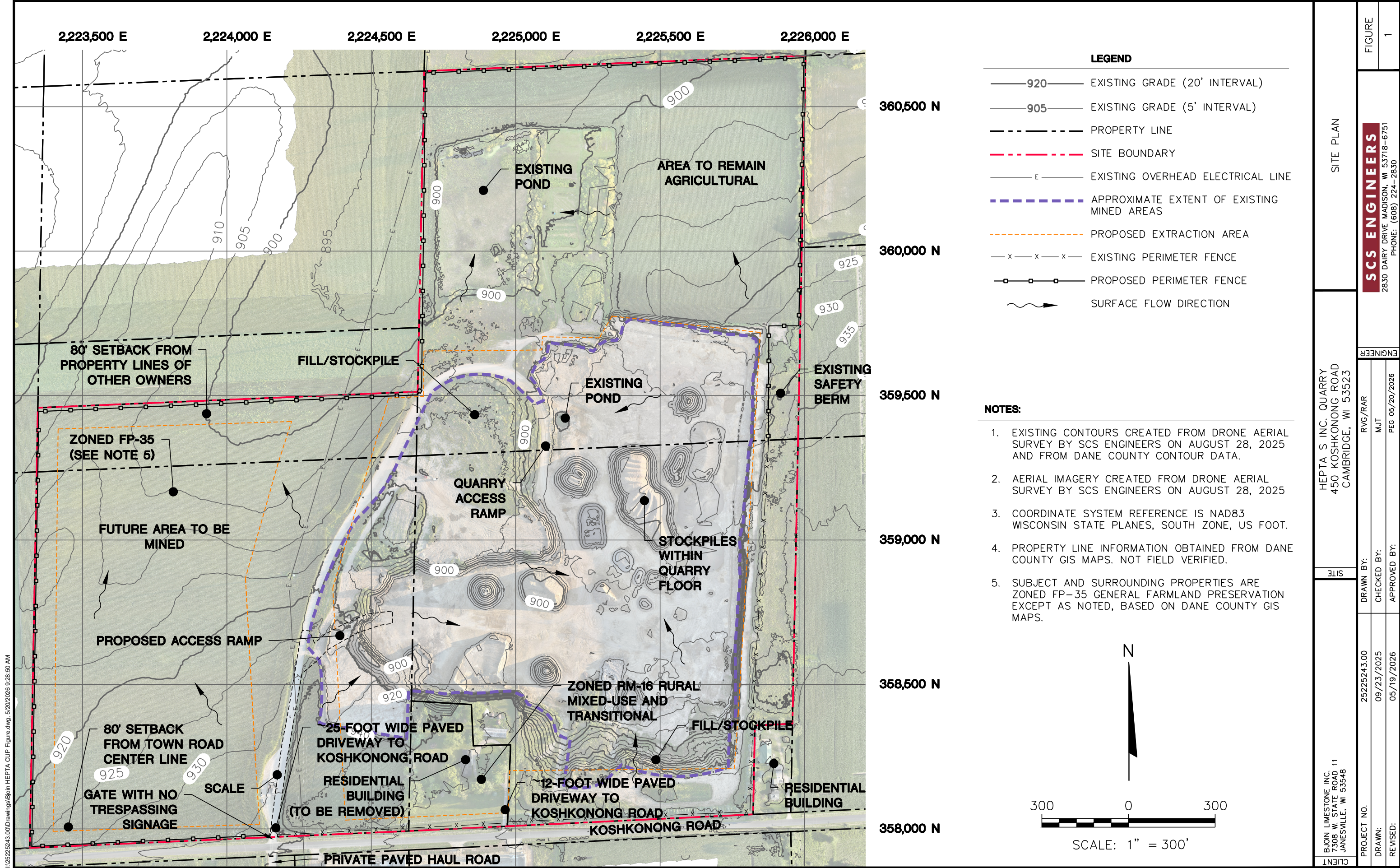
No permanent outdoor lighting is currently installed at the quarry, and no new lighting is proposed as part of the conditional use application and any lighting at the existing residential property will be removed during demolition. Operations occur during daytime and early evening hours. If temporary lighting is required for safety during equipment maintenance or low-light conditions, it will be limited to portable, downward-directed fixtures positioned within the active work area to avoid off-site glare.

Signage

Existing “No Trespassing” signage and other safety signage is on site at the entrance and scale house. Signage is not illuminated. Signage is in accordance with the County’s sign ordinance.

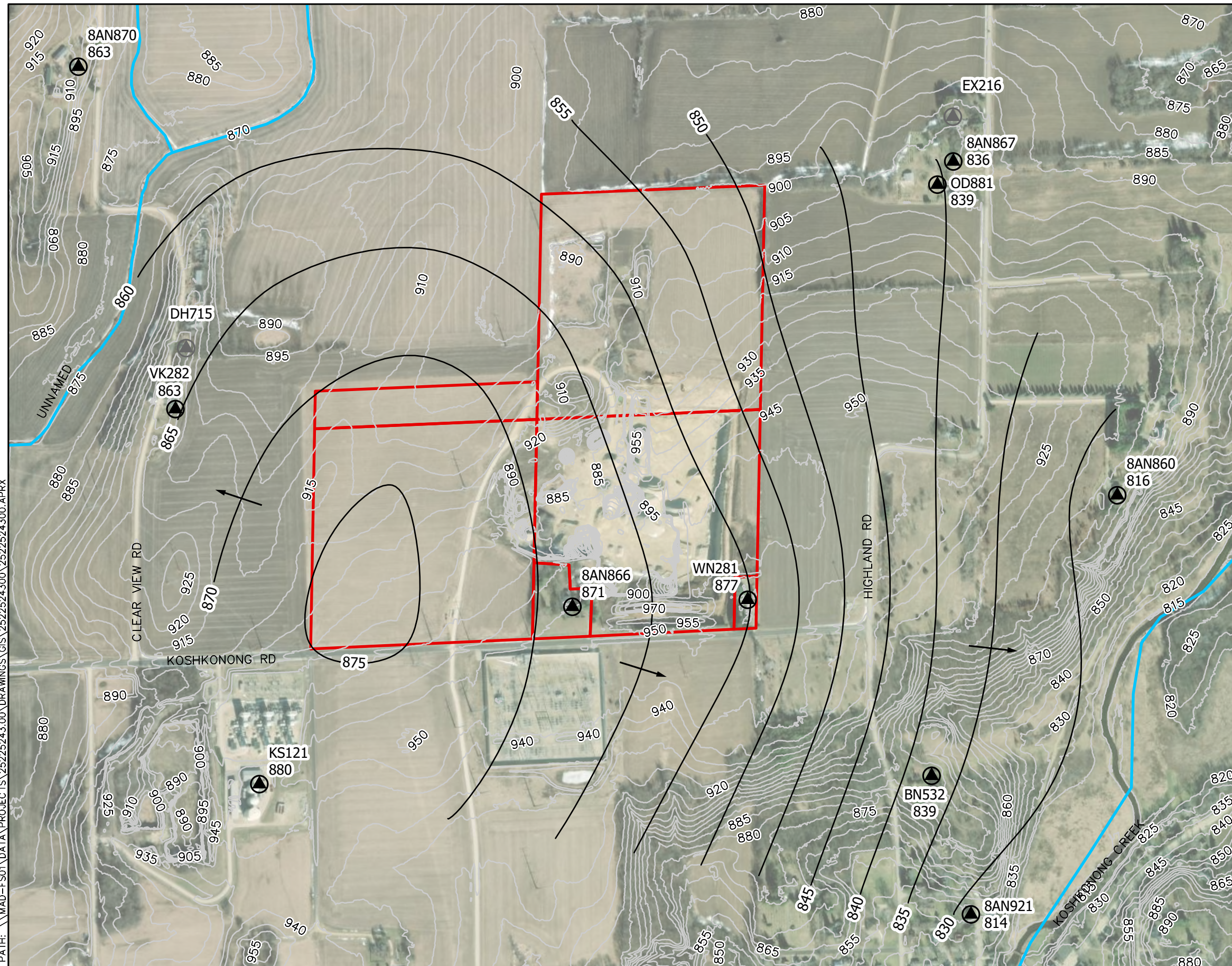
Figures

- 1 Site Plan
- 2 Site Property Lines, Parcel Numbers
and Owner Identification
- 3 Groundwater Elevation Map





PROJECT NO.	25225243.00	DRAWN BY:	AA	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	BJOIN LIMESTONE INC. 7308 W. STATE ROAD 11 JANESVILLE, WI 53548	HEPTA S QUARRY 450 KOSHKONONG ROAD CAMBRIDGE, WI 53523	SITE PROPERTY LINES, PARCEL NUMBERS, AND OWNER IDENTIFICATION	FIGURE
DRAWN:	10/29/2025	CHECKED BY:	RAR					
REVISED:	10/29/2025	APPROVED BY:	PEG 02/26/2026					2



PROJECT NO.	25225243.00	DRAWN BY:	AA
DRAWN:	11/25/2025	CHECKED BY:	RAR
REVISED:	11/25/2025	APPROVED BY:	PEG 02/26/2026

SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT	BJOIN LIMESTONE INC. 7308 W. STATE ROAD 11 JANESVILLE, WI 53548
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	SITE	HEPTA S QUARRY 450 KOSHKONONG ROAD CAMBRIDGE, WI 53523
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	GROUNDWATER ELEVATION MAP	FIGURE
		3

LEGEND

NOTES

