



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. **Location of Property:**
Street Address: 2975 Kapec Rd, City of Fitchburg
Legal Description - (Metes & Bounds, or Lot No. And Plat): See Attached

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. **Current Use of Property:** Non-Metallic Mining / Ready Mix Concrete Plant
 3. **Proposed Use of Property:** Site for temporary Ready Mix Concrete Plant
 4. **Proposed Development Schedule:** Sept 2017 - Dec 2019
 5. **Zoning District:** Business
 6. **Future Land Use Plan Classification:** Business

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): See Attached

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Wingra Stone (Contact Steve Shea)

Address: PO Box 44284 Madison WI 53744 **Phone No:** 608-577-3881

Contact Person: Brooks Feckhelm - Agent - Trierweiler Construction

Email: brooks@trierweilerco.com

Address: 2916 S. Cherry Ave, Marshfield WI 54449 **Phone No:** 715-240-0874

Respectfully Submitted By: Brooks Feckhelm (Trierweiler Construction)

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

Metes & Bounds Legal Description

Wingra Real Estate LLC Site 2975 Kapec Rd

Trierweiler Construction Temporary Batch Plant

LAND ONLY FOR THE FOLLOWING: SEC 6-6-9 PRT SE1/4SW1/4 DESCR AS COM AT S1/4 COR OF SD SEC 6 TH N88DEG36'08"W ALG S LN OF SW1/4 OF SD SEC 6 287.00 FT TH N00DEG06'18"W 546.81 FT TH N89DEG51'15"W ALG N LN OF CSM 4733 33.0 FT TO POB THIS DESCR TH CONT N89DEG51'15"W ALG SD N LN & SD LN EXT 334.80 FT TH N00DEG08'04"E 431.32 FT TH N89DEG43'51"E 333.08 FT TH S00DEG08'45"W 67.93 FT TO NE COR OF LANDS IN D706/278 TH N89DEG50'51"W ALG N LN OF SD LANDS 267.06 FT TO NW COR OF SD LANDS IN D706/278 TH S00DEG08'04"W ALG W LN OF SD LANDS 299.83 FT TO SW COR OF SD LANDS IN D706/278 TH S89DEG51'15"E ALG S LN OF SD LANDS 267.00 FT TO SE COR OF LANDS IN D706/278 TH S01DEG25'08"E 66.02 FT TO POB & ALSO INCL SEC 6-6-9 PRT SW1/4 DESCR AS BEG AT PT ON S LN OF SD SEC 6 N89DEG02'W 287.0 FT FROM S1/4 COR TH N0DEG07'W 988.6 FT TH N88DEG27'W 33.8 FT TH N0DEG42'W 438.9 FT TH N88DEG52'W 990.0 FT TH S0DEG06'W 108.9 FT TH N89DEG04'W 1150.1 FT TO W LN OF SD SEC 6 TH S ALG SD W LN 1320 FT TO SW COR OF SD SEC TH S89DEG02'E ALG SD S LN 2186.4 FT TO POB & ALSO INCL SEC 7-6-9 PRT NE1/4NW1/4 DESCR AS BEG AT PT ON N LN OF SD SEC 7 N89DEG02'W 287.0 FT FROM N1/4 COR TH S0DEG07'E 119.6 FT TO C/L OF HWY TH N70DEG46'W 347.7 FT ALG CRV TO N LN OF SD SEC 7 TH S89DEG02'E 330 FT TO POB SUBJ TO & TOG WITH R/W EXC SEC 6-6-9 PRT SE1/4SW1/4 COM SEC S1/4 COR TH N0DEG7'W 983.4 FT TH N88DEG27'W 287.77 FT TH S0DEG10'E 66.99 FT TO POB TH S89DEG50'W 300 FT TH S0DEG10'E 300 FT TH N89DEG50'E 300 FT TH N0DEG10'W 300 FT TO POB EXC DOC #2127681, EXC DOC #2558690, EXC DOC #4249456, EXC DOC #4249457, EXC CSM 4733, EXC 4TH ADDN TO JAMESTOWN PLAT & ALSO EXC TO WI DOT FOR RD R/W IN DOC #5223569

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting

*2916 South Cherry Avenue
Marshfield, WI 54449*

Phone 715-387-8451

Fax 715-384-5599

August 18th, 2017

City of Fitchburg
Plan Commission
5520 Lacy Road
Fitchburg, WI 53711

Subject: Conditional Use Permit; Parcel 225/0609-063-9920-2

Trierweiler Construction as agent on behalf of Wingra Stone (property owner), is submitting the enclosed applications, drawings, and supporting documentation for your review regarding the proposed temporary ready mix concrete plant on a portion of the property listed above.

Contact Information

Site:

Parcel Number: 225/0609-063-9920-2
Legal Description: See Attached Metes & Bounds
City of Fitchburg, WI 53711

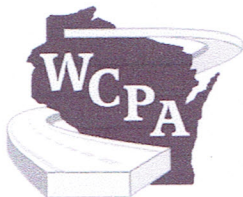
Property Owner:

Wingra Real Estate LLC
2975 Kapec Rd; PO Box 44284
Madison, WI 53744

Sincerely,

Brooks A. Fechhelm, PE

Trierweiler Construction & Supply Co., Inc.
Brooks Fechhelm, P.E.
Project Engineer
715-240-0874
brooks@trierweilerco.com



An Equal Opportunity Employer

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Introduction & Intentions

Ready Mix Concrete

Ready mix concrete (RMC) is an essential building material for use in a variety of civil construction projects such as buildings, roads, bridges, and a variety of other structures. As the Wisconsin Department of Transportation (WisDOT) and a variety of other municipalities continue efforts to update and expand the Verona Road corridor in Dane County and beyond, the demand for a locally available and economical option for the production and distribution of RMC is critically important to on-time and on-budget projects to reduce the costs to tax payers and impacts on commuters for these projects.

Based upon the availability of some ingredient aggregate materials nearby as well as the proximity to the awarded construction work, the Wingra Stone site on Kapec Rd offers an ideal location for the staging of a portable, temporary RMC plant to be used on the Verona Rd project. The site is currently operating as a quarry as well as a non-portable ready mix concrete plant for Wingra Stone. Trierweiler Construction is requesting this conditional use permit on behalf of Wingra Stone (Property Owner to operate a temporary RMC plant beginning in September 2017 to December 31st2019 for projects awarded on the Verona Rd expansion project as well as associated WisDOT and municipal road construction projects.

Siting

The site, consisting of Parcel 225/0609-063-9920-2 currently operates as a quarry/ready mix concrete facility. The conditional use permit area is approximately 200 ft by 200 ft in size, for the exact location please see the attached mapping. The temporary concrete batch plant would be in the currently active portion of the quarry/ ready mix plant site. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature so as to be located adjacent to where the aggregate stockpiling is occurring.

Operation Description

The proposed temporary/ portable installation of a RMC plant would be utilized to mix concrete and load trucks to the Verona Road corridor expansion and associated WisDOT and municipal projects. While the exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveways currently in use. Parking for the operators will be either adjacent to the plant, or utilize existing Wingra Stone employee parking lots located onsite. Operational periods will include generally day time operating hours (6:00 AM – 8:00 PM) during week days and intermittent operation during weekends only as project demands necessitate. However, WisDOT does sometimes require nighttime work to limit impacts to drivers and to improve worker and driver safety. As such, for some segments of the project this Conditional Use Permit application requests 24-hour operation to accommodate the WisDOT Verona Road construction schedule. It should be worth mentioning that nighttime operation will only be utilized when mandated in the plans and proposals by WisDOT.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site and similar to current material staging activities. Cement materials would be stored in portable enclosed bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site, in addition to the existing quarry/ ready mix concrete operations would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks into internally drained ponds. Waste generated from washing activities would be handled by removal offsite to an appropriate disposal facility. Domestic waste generation would be handled by an onsite dumpster that is regularly emptied by a local waste management service.

Zoning and Setbacks

The plant will be sited on the property to adhere to all setback's as set forth in the current City of Fitchburg zoning regulations that govern the property. See attached mapping for the proposed location within the property.

Erosion Control/ Storm Water Management

The proposed scope of work for the RMC plant installation is not expected to disturb additional land beyond the existing quarry activities. At present the entirety of the site drains internally and this determination has received a Department of Natural Resources concurrence which will be updated and maintained appropriately. Additionally, as part of participating in WisDOT construction work strict environmental and erosion control standards must be adhered to and are regularly monitored by WisDOT project staff. Trierweiler Construction also holds a current and valid plant specific WIDNR general permit for storm water runoff.

Lighting

If operations occur at night, outdoor lighting will be provided by portable lighting plants for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation and as needed for visibility and safety. To mitigate impacts to neighboring residences and roadways, the lights will be directed away from property lines, neighboring parcels, and roads.

Closing Statement

Trierweiler Construction on behalf of Wingra Stone (property Owner) is submitting the enclosed Conditional Use Permit application for the proposed temporary ready mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from Sept 19th, 2017 to December 31, 2019 in support of the Verona Rd corridor and municipal roadway construction projects. If you have any questions or concerns, or require additional information or clarification, please feel free to contact me via the contact information listed on the front page.

Sincerely,

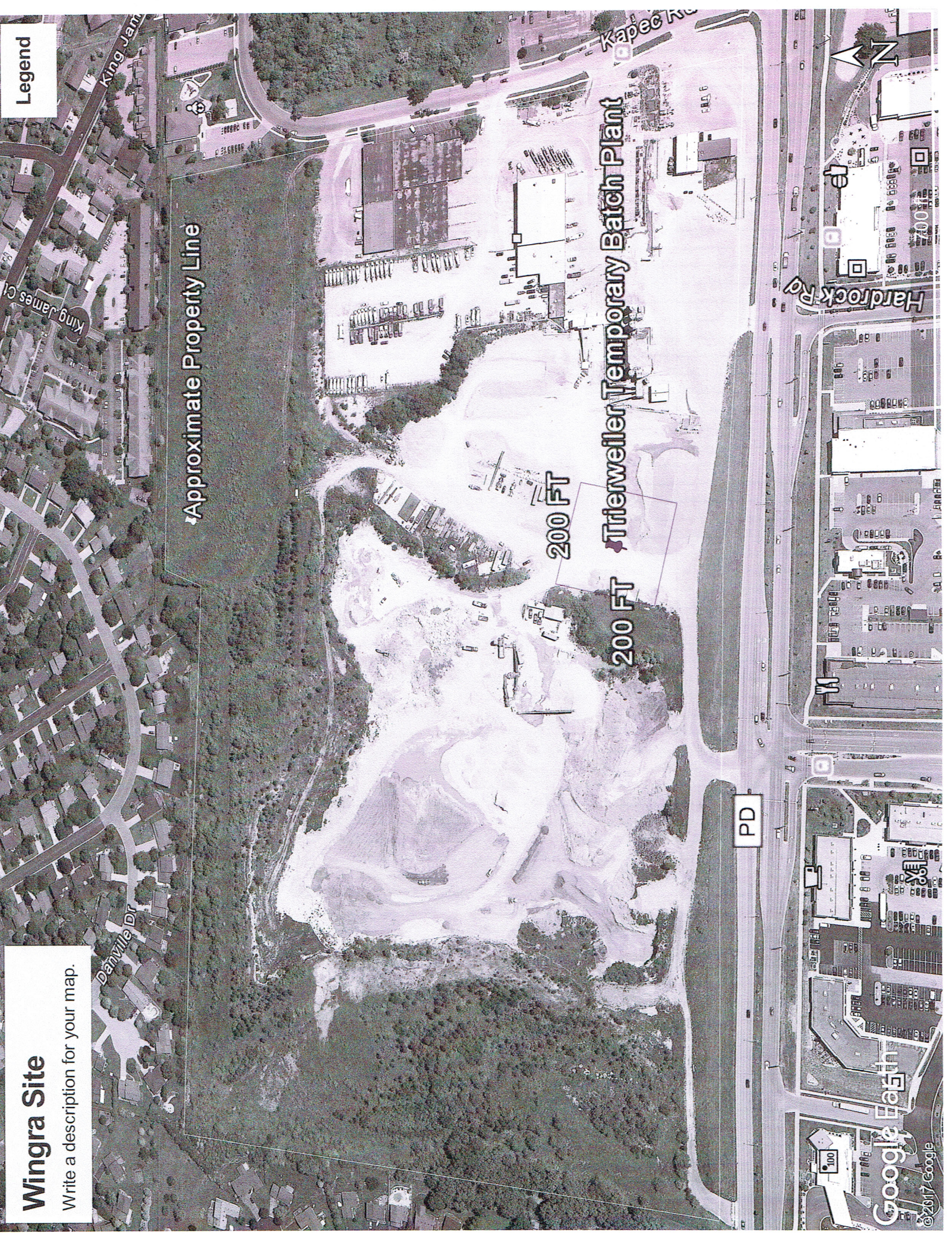
Brooks Fechhelm, P.E.

Trierweiler Construction

Wingra Site

Write a description for your map.

Legend



Approximate Property Line

200 FT

200 FT

Trierweiler Temporary Batch Plant



Dane County Annual Operator Report

In Accordance with the Dane County Non-Metallic Mining Reclamation Ordinance

Reclamation Permit # 96

Township Fitchburg

Section # 7

Operator Wingra Stone

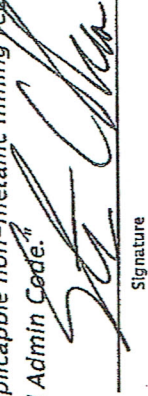
- Acreage currently affected by non-metallic mining extraction and not yet reclaimed since August 1, 2001: 20
- Amount of acreage that has been reclaimed to date, permanent or interim basis since August 1, 2001: 0

- Highlight these acreages on the plan map provided.

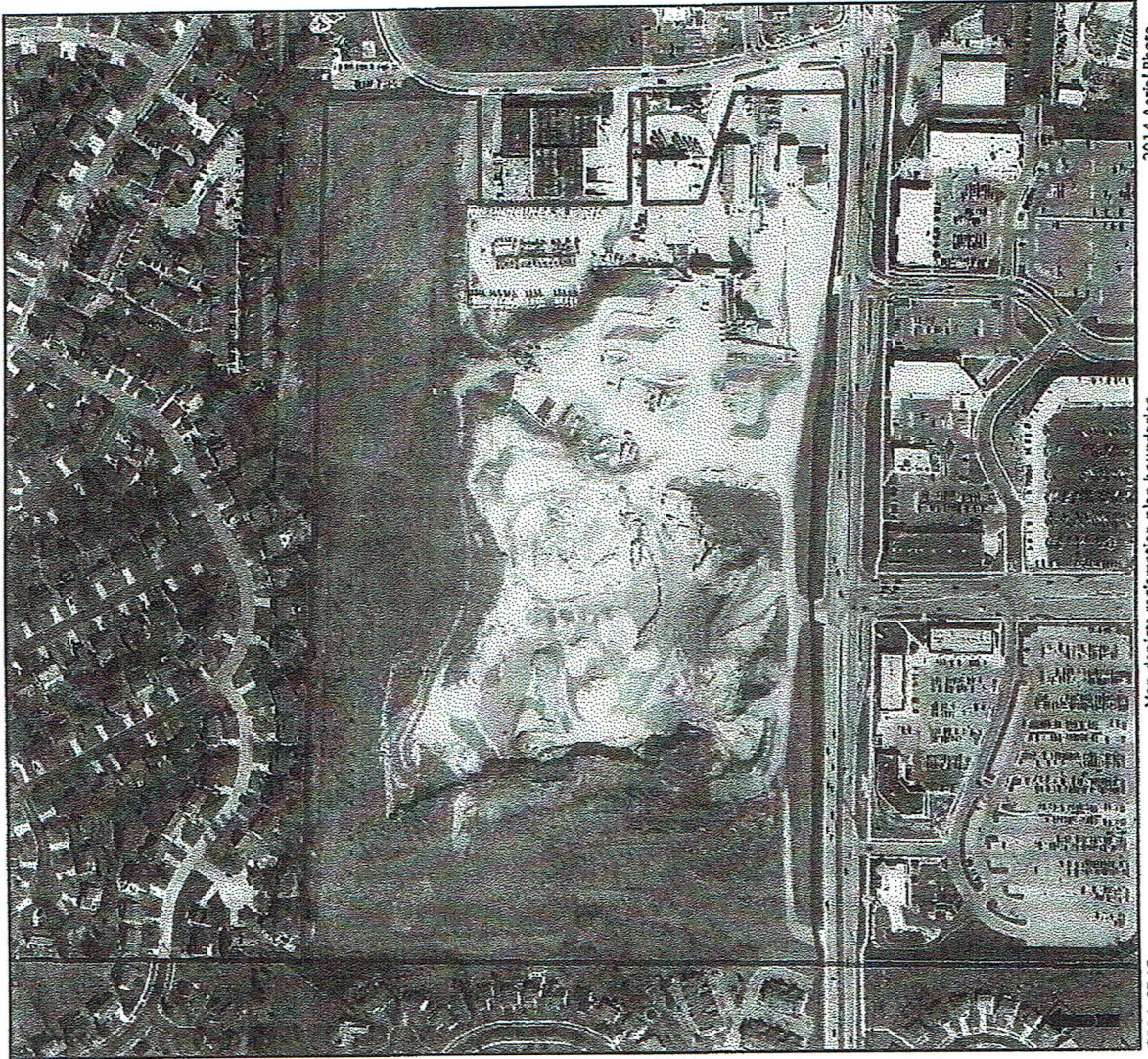
The purpose of this report is to adopt and implement effective reclamation requirements for non-metallic mining sites in Dane County and to provide uniform and predictable reclamation standards in accordance with Wis. Admin. Code Ch. NR 135 and Wis. Stats. Ch. 295, subchapter 1.

This report is not intended to interfere with zoning rules or regulations or with existing permits relating to the location, operation or end uses of an existing non-metallic mining site provided the permits otherwise comply with the provisions of this subchapter.

"I certify that this information is true and accurate, and that the non-metallic mining site described herein complies with all conditions of the applicable non-metallic mining reclamation permit and ch NR 135, WI Admin Code."


Signature

1-27-17
Date



2014 Aerial Photo

Map depicts reclamation plan boundaries.

Metes & Bounds Legal Description

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