


R 16.006114 2/24/2023

\$ 480.00 RB

 <p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608) 270-4200</p>	<h2>CONDITIONAL USE PERMIT APPLICATION</h2>
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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: 6131 Lacy Road

Legal Description - (Metes & Bounds, or Lot No. And Plat): See Attached for Full Description
A Parcel of land located in all of the Southeast 1/4 and Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, all in Section 18, T6N, R9E, Town of Fitchburg, Dane County, Wisconsin.

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

2. **Current Use of Property:** Agriculture

3. **Proposed Use of Property:** Mineral Extraction - Limestone Quarry

4. **Proposed Development Schedule:** 2023 - 2033

5. **Zoning District:** A-X, Exclusive Agriculture

6. **Future Land Use Plan Classification:** AG&OS - Agriculture & Open Space

***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): _____

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): _____

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

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

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

Current Owner of Property: Fitchburg Hills, LLC

Address: PO Box 277, Waunakee WI 53597-0277 **Phone No:** 608-849-4162

Contact Person: Robin Loger - Agent for Yahara Materials, Inc.

Email: RLoger@Yahara.com

Address: PO Box 277, Waunakee WI 53597-0277 **Phone No:** 608-849-0012

Respectfully Submitted By: *Robin Loger*

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:** 02/21/2023 **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** \$480

Permit Request No. CU-2499-23

Receipt No: 16.006114

Feb 24, 2023

FITCHBURG HILLS LLC

LICENSES & PERMITS

CU-2499-23

480.00

Total:

480.00

CHECK

Check No: 95610

480.00

Payor:

YAHARA MATERIALS INC

Total Applied:

480.00

Change Tendered:

.00

02/24/2023 04:01PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

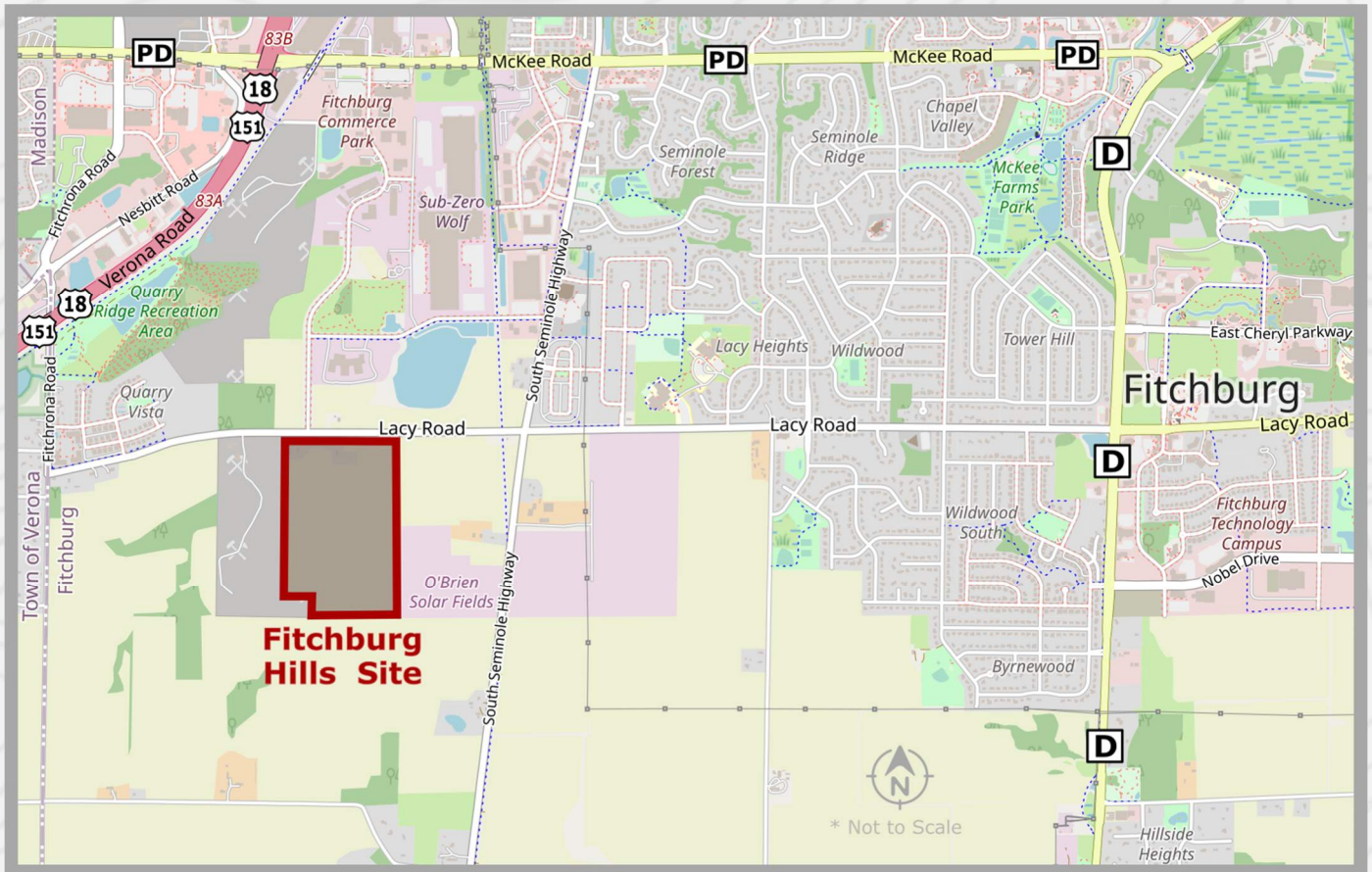
608-270-4200

DESCRIPTION PARCEL "A":

A parcel of land located in all of the Southeast 1/4 and Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, all in Section 18, T6N, R9E, Town of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Northeast Corner of said Section 18; thence N 89°46'51" W along the north line of the said Northeast 1/4 and the centerline of Lacy Road, 1,676.74 feet; thence S 00°38'07" E, 2,323.20 feet; thence S 89°46'51" E, 375.00 feet; thence S 00°38'07" E, 291.88 feet to the Southeast Corner of the West 1/2 of the Northeast 1/4; thence S 89°19'15" E along said south line of said Northeast 1/4, 1,253.23 feet to the East 1/4 Corner of said Section 18; thence N 00°25'40" E along the east line of said Northeast 1/4, 2,624.87 feet to the point of beginning. This parcel contains, 4,217,754 sq. ft. or 96.83 acres and is subject to a 33 foot road right of way over the northerly side thereof.

Fitchburg Hills Site: Reclamation Plan



Yahara Materials Inc.



City of Fitchburg
Dane County, WI

Prepared on: **February 20th, 2023**

Reclamation Plan Contacts

Robin Loger
Dustin O'Connell

Manager (608) 445-3765
Civil Engineer (608) 843-6854

Introduction

The following documentation, which includes this narrative and accompanying maps, plans, illustrations, and other supporting material, collectively comprises the Fitchburg Hills Site Reclamation Plan. The Fitchburg Hills Site is a proposed nonmetallic mineral extraction site located in the City of Fitchburg in Dane County. The Fitchburg Hills Site is intended to supply construction aggregate for various township, county, WisDOT, and local commercial projects.

Contacts

Owner

Fitchburg Hills LLC
PO Box 277
Waunakee, WI 53597

Telephone: 608.849.4162

Operator

Yahara Materials, Inc.
PO Box 277
Waunakee, WI 53597

Telephone: 608.849.0012

Parcels and Legal Descriptions

The approved mineral extraction area for the Fitchburg Hills Site exists within five tax parcels. Information about these tax parcels is included in the table below*.

Tax Parcel #0609-181-8100-5	Fitchburg Hills LLC
SEC 18-6-9 PRT NE1/4NE1/4 NE 325 FT OF W 300 FT 2.23 ACRES	
Tax Parcel #0609-181-8500-1	Fitchburg Hills LLC
SEC 18-6-9 PRT NW1/4NE1/4 E 375 FT THF 12 ACRES M/L	
Tax Parcel #0609-181-9000-4	Fitchburg Hills LLC
SEC 18-6-9 PRT SW1/4NE1/4 E 375 FT OF N 1003 FT 8 ACRES M/L	
Tax Parcel #0609-181-8000-6	Fitchburg Hills LLC
SEC 18-6-9 NE1/4NE1/4 EXC NE 325 FT OF W 300 FT THF 37.8 ACRES	
Tax Parcel #0609-181-9500-9	Fitchburg Hills LLC
SEC 18-6-9 SE1/4NE1/4 40 ACRES	

*2023 Parcel information obtained from Dane County records:

<https://dcimapapps.countyofdane.com/dcmaviewer/>

Plans and Maps

Exhibit Number	Plan / Map	Description
1	Fitchburg Hills Site Operational Plan	-Aerial View -General Site Location -Approved Extraction Area -Proposed Operational Area -Erosion Control Measures
2	Fitchburg Hills Site Reclamation Plan	-Current Topography -Reclamation Grading Plan
3	Fitchburg Hills Site X-Section	Geological Composition
4	Fitchburg Hills Site Detail Drawings	-Typical Highwall Section -Landscaped Berms
5	Geologic Map	Macrostrat Bedrock Map
6	Surface Water Map	Location of Surface Waters
7	Soil Map	USDA NRCS Soil Survey Map
8	Well Logs	Well Construction Reports

Biological Resources

Vegetation, Plant Communities, and Wildlife

The Wisconsin Department of Natural Resources identifies 16 areas of Wisconsin with different ecological attributes. These 16 areas are collectively known as Wisconsin's Ecological Landscapes. The Fitchburg Hills Site is located in an ecological landscape referred to as the Southeast Glacial Plains. Based on the DNR's publication titled *The Ecological Landscapes of Wisconsin: An assessment of ecological resources and a guide to planning sustainable management*, the current vegetation of the Southeast Glacial Plains consists of primarily agricultural crops, corn, soybean, small grains, and hay. In terms of wildlife, the wooded area and agricultural land on and adjacent to the Fitchburg Hills Site supports animals such as White-Tailed Deer and Wild Turkey along with other small mammals.

Natural Resources

Surface Waters and Drainage Patterns

The main sensitive resource neighboring the Fitchburg Hills Site is a series of mapped wetlands to the east of the property (see **Exhibit 6**: Surface Water Data Map). These mapped wetlands accept water from higher elevations, predominantly from the west. No intermittent streams will be routed directly through the proposed mineral extraction area of the Fitchburg Hills Site, as illustrated in the Operational Plan (**Exhibit 1**). Even though operations will not directly intersect streams, precautions will be taken throughout the mineral extraction process to protect waterways and wetlands. There will be absolutely no mineral extraction, stockpiling of material, or refinement of mineral resources taking place outside of this proposed extraction area. To provide additional protection, earthen berms will be constructed along the borders of the Fitchburg Hills Site (see **Exhibit 1**: Operational Plan). Landscaped berms will be constructed to contain water within the operational footprint and prevent it from leaving the Fitchburg Hills Site to the surrounding wetlands.

The highest elevations of the Fitchburg Hills Site to the west are along a watershed boundary. All of the water that runs through the site during major storm events sheds to the east, towards lower elevations. The topographic lines on the Fitchburg Hills Site Reclamation Plan (see **Exhibit 2**) show the general drainage conditions within the Fitchburg Hills Site. Surface waters will naturally drain from high to low areas, perpendicularly to topographic lines. As the quarry floor advances deeper and further south, all water that enters the quarry within its walls will be self-contained on the site. Since the quarry floor will be at low elevations relative to surrounding topography, no surface waters that have been exposed to mineral extraction processes will be able to drain offsite nor enter the eastern wetlands directly.

Water that enters the Fitchburg Hills Site will naturally be contained within the site and storm water will not be pumped from the quarry. The operator will require a storm water permit from the Wisconsin Department of Natural Resources (DNR) prior to the commencement of earthwork. The Fitchburg Hills Site will need to be covered under DNR General Permit No. WI-0046515-07-0, which pertains to nonmetallic mining operations. As part of the DNR permitting process, a Storm Water Pollution Prevention Plan will be developed that is site specific and describes the water quality monitoring measures in place during site operations.

In summary, the Fitchburg Hills Site will be an internally draining mineral extraction operation, which will not supply discharge to Waters of the State. According to the

Wisconsin Department of Natural Resources, the Fitchburg Hills Site does not contain any registered wetlands.

Geological Composition

The topography surrounding the site contains broad open ridgetops, deep valleys, and forested slopes (sometimes steep). The Fitchburg Hills Site is located on a ridgetop with a soil strata predominantly composed of silt loams. The overburden thickness onsite is generally around ten feet. The stratigraphy of the bedrock of the Fitchburg Hills Site is sedimentary in nature, containing carbonates and sandstones.

The Sinnipee Group is the primary geologic formation prevalent within the near surface of the Fitchburg Hills Site. The Sinnipee group is primarily dolomitic in composition, with limestone and shale members present throughout its stratigraphy. The Galena, Decorah, and Platteville Formations make up the Sinnipee Group. On the Fitchburg Hills Site, the Platteville Formation is anticipated to occur throughout the property. The presence of the Decorah and Galena Formations is less likely, but they may outcrop at the higher elevations of the site's ridgetop.

The Ansell Group underlies the Sinnipee Group on the Fitchburg Hills Site. The Glenwood and St. Peter Formations make up the Ansell Group. The Glenwood Formation is primarily composed of limestone and the underlying St. Peter Formation is made up of orthoquartzitic sandstone (*Source: macrostrat.org*). All of the sedimentary layers within the proposed quarry have been deposited fairly horizontally. **Exhibit 3** provides a cross sectional view of the Fitchburg Hills Site from southwest to northeast. The well logs from neighboring properties are included in **Exhibit 8**.

Hydrogeological Conditions

The well log from the site, which is included in Exhibit 8, was documented in 1963. The estimated elevation of the well is 1,070 feet. At the time of the well drilling, the static water level was recorded 120 feet below the surface, which would be around 950 feet elevation. Other surrounding well logs confirm the average water table is around 950 feet elevation consistently over the past seventy years. Since excavation is not anticipated to occur under 1,045' elevation, the groundwater table will be provided over 90 feet of buffer from mineral extraction activity.

Existing Topography

The *Fitchburg Hills Site Reclamation Plan*, labeled as **Exhibit 2** in the accompanying plans and maps, includes pre-mining contour lines. The contours on this plan are drawn with 10 foot intervals.

Mineral Extraction Operations

Previously Mined Areas

The Fitchburg Hills Development is a Greenfield project, meaning that major earthwork has not occurred previously on this land. Although major land disturbance has not occurred on this site, other similar projects directly border this property both to the north and west. To provide appropriate grading for the future development of this land that is inevitable, major rock excavation is required, which this reclamation plan accommodates. The main area where major grade separation must be reduced is along the western boundary, where historical mineral extraction activity has left over 50 feet of grade separation between the two properties.

Refuse and Other Solid Waste Reuse Measures

The mineral extraction activities at the Fitchburg Hills Site produce very little refuse. Any refuse that is associated with the mineral extraction activities at the site is collected by the party responsible for producing the refuse to be disposed of properly offsite.

While the Fitchburg Hills Site is not currently utilized as a collection site for offsite soil to be discarded, it is possible the site will be utilized in such a manner in the future. Soil must meet the Wisconsin Department of Natural Resources specifications for clean fill to be accepted onsite. Contaminated and hazardous waste soil will be strictly prohibited from being discarded at the Fitchburg Hills Site.

As the nonmetallic mineral resources of the Fitchburg Hills Site near depletion, clean fill may be solicited to help maintain proper drainage for the reclaimed site. To reiterate, the only offsite material that will be permitted at the Fitchburg Hills Site will be that which meets clean fill standards.

Minimal Disturbance

Due to the size of the Fitchburg Hills Site, operational phasing will not be exercised. Although phasing will not be enacted, the entire proposed operational footprint will not be disturbed at once. Rather, as new areas of the site are opened, they will be opened in one to two acre increments. In general, rock excavation on this project will progress from north to south.

Location of Manmade Features and Post-Mining Structures

There are few manmade features at the Fitchburg Hills Site along Lacy Road at the present time and it is anticipated there will be no structures during the post-mining phase of the Fitchburg Hills Site.

Reclamation Measures

Post-Mining Land Use

The planned post-mining land use for the Fitchburg Hills Property is reclamation to agricultural land, to be utilized as pasture.

Revegetation Plan

During the mineral extraction process, topsoil and subsoil will be stored in berms around the perimeter of the approved extraction area. Upon reclamation, the stored topsoil and subsoil will be used to restore various areas throughout the property. The topsoil and subsoil will be spread to a depth that matches the thickness of the current natural conditions. Since these natural conditions currently provide ample soil for the growth of the vegetation and row crops on and surrounding the Fitchburg Hills Site, matching the thickness of the current soil depth should provide sufficient soil for the growth and establishment of vegetation.

Grading

The Fitchburg Hills Site will have sufficient quantities of topsoil and unclassified soils stock-piled around the perimeter of the quarry in the form of berms. The soil in these stockpiles will be loaded and hauled to disturbed areas of the site. Both the subsoil and topsoil (or substitute) will be spread to combined depths to match the current natural conditions.

As displayed on the *Fitchburg Hills Site Reclamation Plan (Exhibit 2)* and the *Fitchburg Hills Site X-Section (Exhibit 3)*, exposed highwalls will be incorporated into the final reclamation of the Fitchburg Hills Site. The maximum highwall heights to both the west and south are anticipated to be around 60 feet. Safety measures along the southern and western highwalls, which border neighboring agricultural fields, will include landscaped berms and signage warning farmers about the presence of the highwalls. Signs will be posted at the property boundary warning the public about vertical face hazards. Signage may be posted on or near the existing farm fencing, or in other areas of the property, regardless of proximity to farm fencing.

To promote stability within rock faces as the proposed mine is active and following reclamation, consolidated highwalls will not exceed a 90 degree slope. Overhangs are a hazard that will not be tolerated and will be dealt with accordingly. Additionally, fractured rocks that may split from highwalls will be removed promptly to mitigate risks. Unconsolidated material will be expected to be removed from the top edge of highwalls. Prior to reclamation, a backhoe bucket or chains will be used to scale the rock face and remove loose material that could pose a threat. Following highwall stabilization, an

Inspection will be performed by a registered professional engineer to certify the walls as stable and safe.

Seeding

Within 7 days of completion of the grading operations, all graded areas will be seeded at a rate of 7 pounds per 1,000 square feet of #20 WisDOT specification seed mixture. In order to optimize growth, all planting will be conducted between May 15th and September 15th.

The breakdown of the species used in the seed mixture #20 WisDOT specification is 6% Kentucky Bluegrass, 24% Hard Fescue, 40% Tall Fescue, and 30% Perennial Ryegrass.

Fertilizer shall be applied at the rate of 10 pounds per 1,000 square feet 168-8 (NPK). The steep slopes of the site will be stabilized with seed and polymer treatment to prevent any erosion.

After the seed is established and begins to grow, the site will be monitored for noxious weeds. If noxious weeds become an issue, different options to eradicate the noxious weeds may include mowing or the use of controlled burns. The viability of controlled burns will be dependent upon the conditions surrounding the Fitchburg Hills Site upon reclamation. For example, a controlled burn may be impractical if conditions are too dry or the site is surrounded by a residential neighborhood.

Quantifiable Standards

Percent cover of vegetation will determine successful reclamation by randomly selecting sample sites (square meter sections, two per acre). Sampling will be conducted during peak growing periods and will compare sample sites to vegetation cover of undisturbed soils in the neighboring area. A minimum of 70% vegetation (determined by visual count) or equal to percent cover of similarly vegetated areas in undisturbed locations will qualify as successfully reclaimed. An annual site inspection will be performed until this minimum threshold is achieved to ensure standards for revegetation and reclamation are followed.

Estimated cost of reclamation

The estimated cost estimate to restore the site to the condition described in the post-mining land use is included below:

<i>Restoration Item</i>	Estimated Unit Cost (per Acre)
<i>Installing Subsoil & Topsoil (or Substitute)</i>	\$1,000
<i>Seeding, Fertilizing, & Mulching</i>	\$300
<i>Misc. Landscaping & Grading</i>	\$200
TOTAL Estimated Unit Cost: (per Acre)	\$1,500

Erosion Control

As the Fitchburg Hills Site is reclaimed, the stockpiled soils along the boundary of the site will be used for the grading described in the section titled *Revegetation Plan*. Silt fencing will be installed between stockpiled soils and the site boundary as needed to prevent any eroded soil from leaving the site during the reclamation process. The containment measures shall remain in place until the area is adequately stabilized. The stockpiled soil shall be seeded with temporary perennial rye seeding mixture within 7 days of completion of the stockpile.

Upon commencement of operations, the entrance to the Fitchburg Hills Site will be built using compacted recycled asphalt base course. This improved entrance will extend at least 200 feet past the pavement at the edge of the right-of-way. This driveway will continue to remain in place during the reclamation of the Fitchburg Hills Site and will substantially help prevent sediment from being tracked onto the adjacent paved public road. Sediment reaching the public roadway shall be removed by street cleaning before the end of each working day. These erosion control measures are included in ***Exhibit 1: Operational Plan***.



Exhibits



***Fitchburg Hills Site
Plans & Maps***



Exhibit 1



*Fitchburg Hills Site
Operational Plan*



Yahara Materials Inc.

6117 County Trunk K
Waunakee, WI 53597
(608) 849 - 4162



City: Fitchburg
6131 Lacy Rd



Fitchburg Hills Site

Operational Plan
February 20th, 2023



2023 Proposed CUP Boundary



Proposed Mineral Extraction Limits - 89.2 Acres



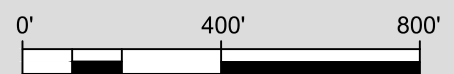
24' Min. Width Site Access Road w/ Tracking Pad



Landscaped Berm



Locked & Gated Entrance to Site



SCALE: 1" = 400'
2022 Aerial Photo



Exhibit 2



***Fitchburg Hills Site
Reclamation Plan***

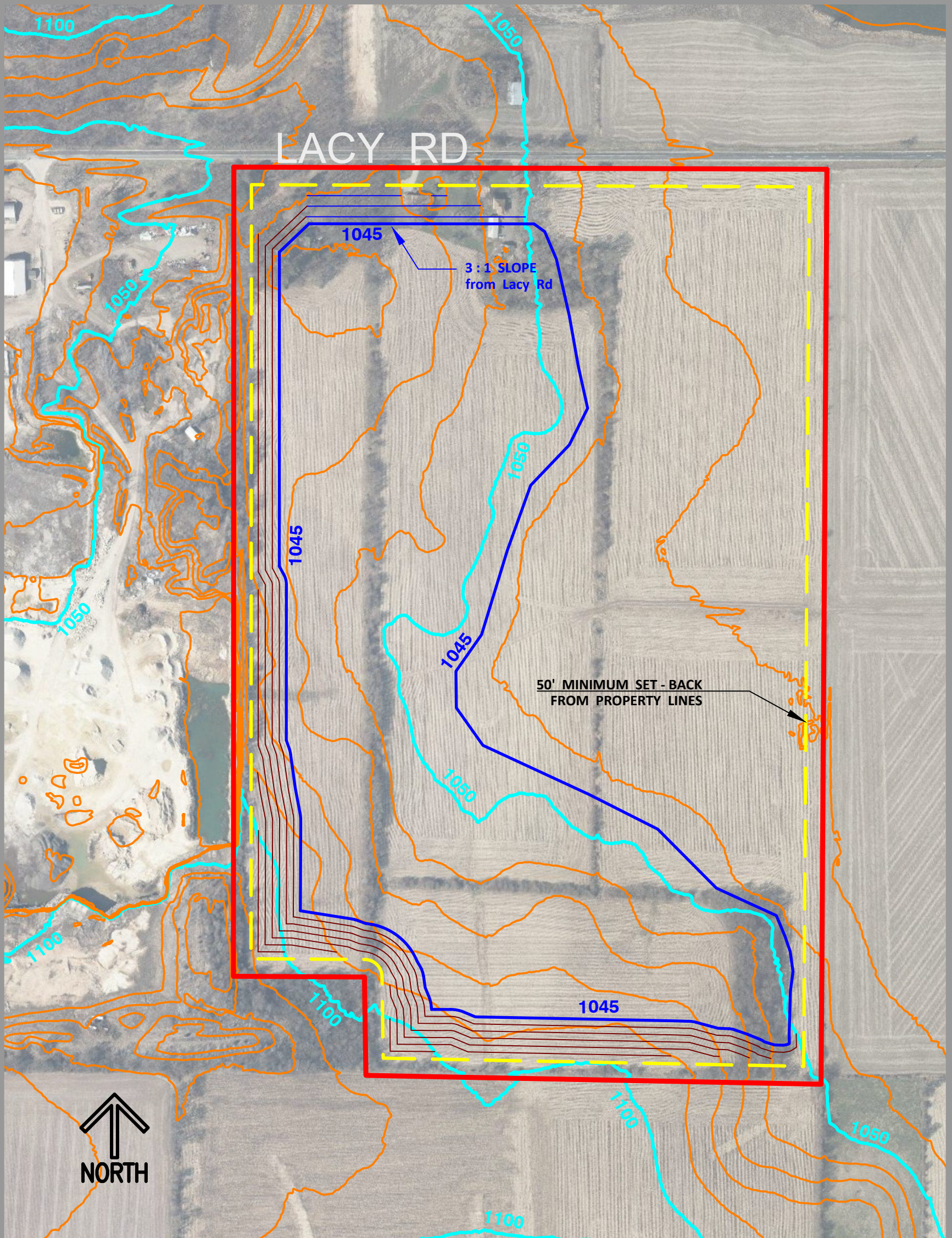


Yahara Materials Inc.

6117 County Trunk K
Waunakee, WI 53597
(608) 849 - 4162



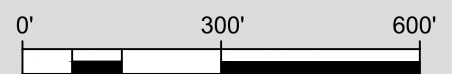
City: Fitchburg
6117 Lacy Rd



Fitchburg Hills Site

Reclamation Plan
February 20th, 2023

- Property Boundary - 99.5 Acres
- Proposed Operational Footprint - 89.2 Acres
- Quarry Floor (~1,045' El.) - 52.8 Acres
- 50' Major Contour - Before Mining
- 10' Minor Contour - Before Mining
- 10' Highwall Contours



SCALE: 1" = 300'
2020 Aerial Photo

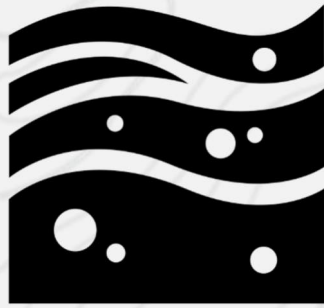


Exhibit 3

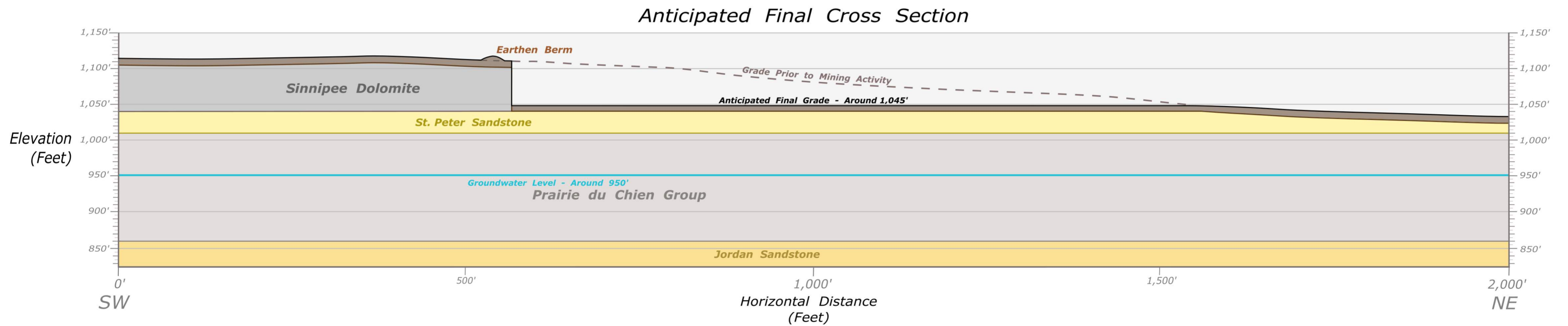
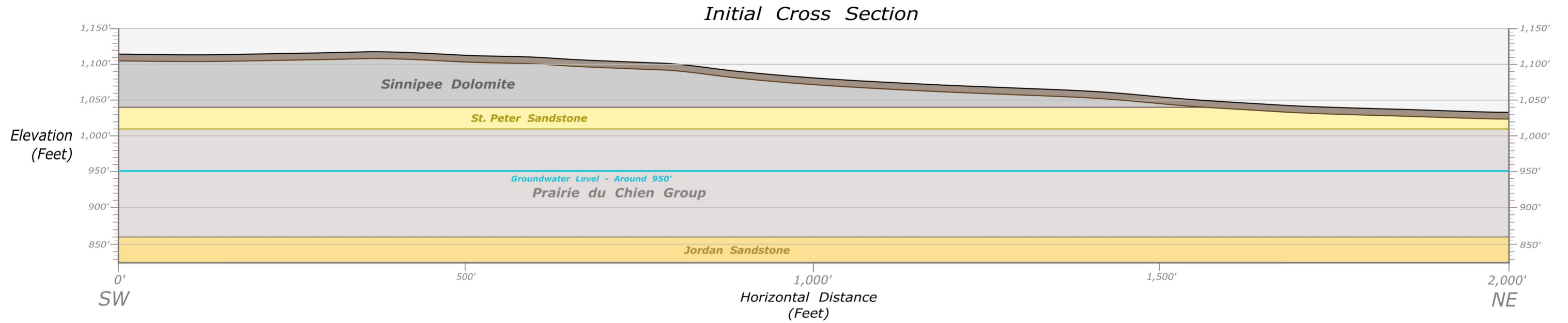


*Fitchburg Hills Site
X – Section*



Fitchburg Hills Site X - Section

Southwest to Northeast



*No Vertical Exaggeration



Exhibit 4



***Fitchburg Hills Site
Section Detail Drawings***

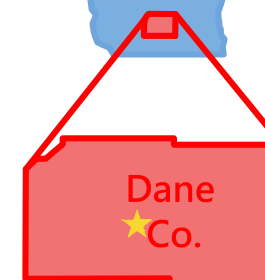
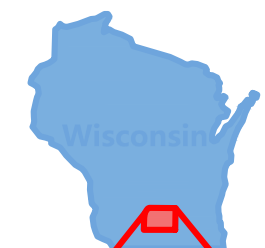


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Fitchburg Hills Site

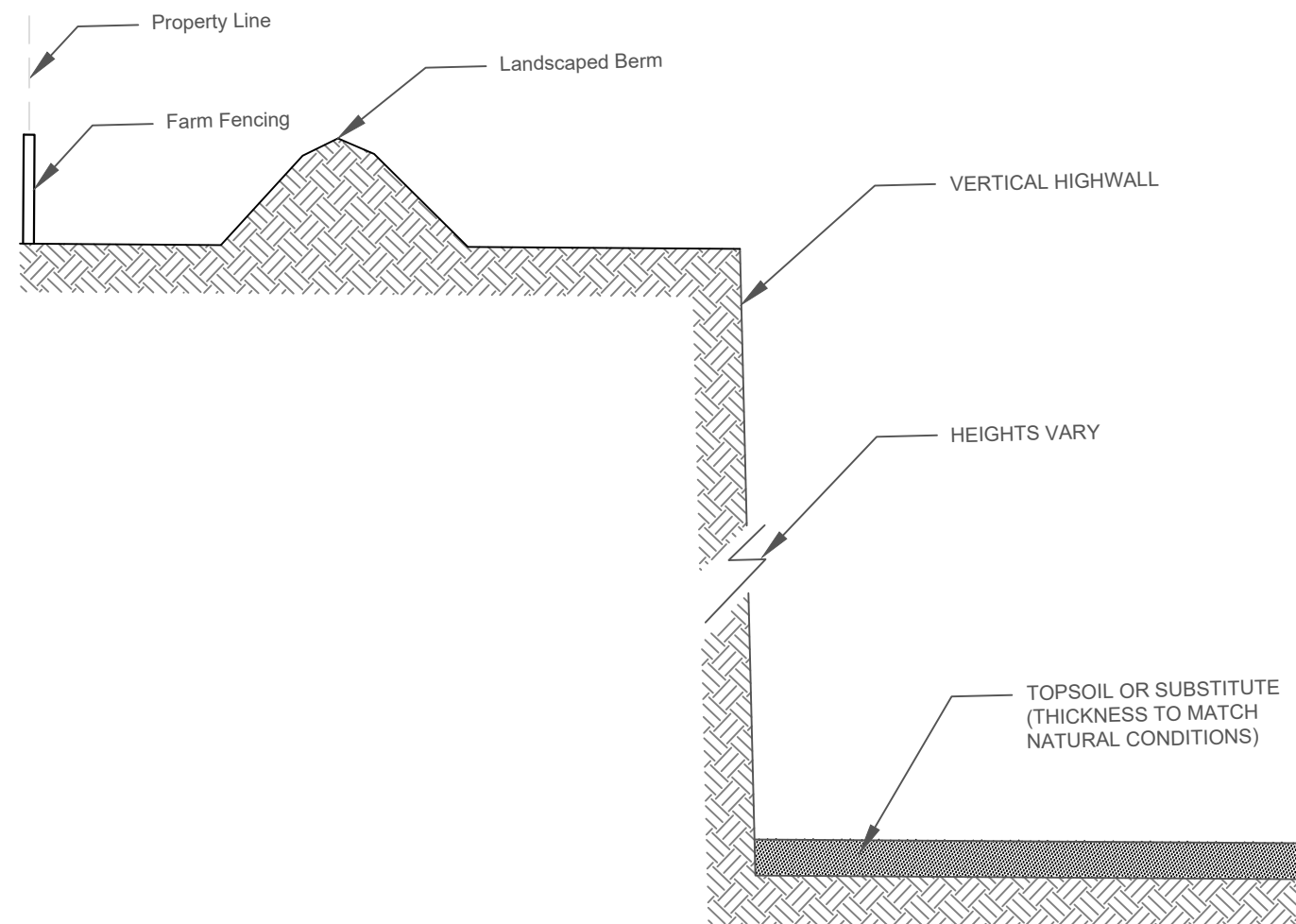
Highwall Detail and Notes

February 20th, 2023



City: Fitchburg
 6131 Lacy Rd

SCALE: NONE



NOTE: HIGHWALLS WILL BE SLOPED WHERE TERRAIN PERMITS

1
2

HIGHWALL SECTION VERTICAL DETAIL

SCALE: NONE

NOTES:

1. AERIAL PHOTO (2020) AND 10' CONTOURS FROM DANE COUNTY GIS APP.
2. QUARRY HIGHWALLS WILL BE CONSTRUCTED AS VERTICAL FACE WALLS.
3. STOCKPILED MATERIAL WILL BE REDISTRIBUTED ALONG QUARRY FLOOR TO PROMOTE REVEGETATION.
4. MINED AREA TO BE RETURNED TO AGRICULTURAL LAND USE UPON RECLAMATION OF THE SITE.

OPERATIONAL AND RECLAMATION PLANS WERE CREATED WITH COLOR FOR CLARITY. PLEASE CONTACT YMI TO REQUEST COLOR COPIES.



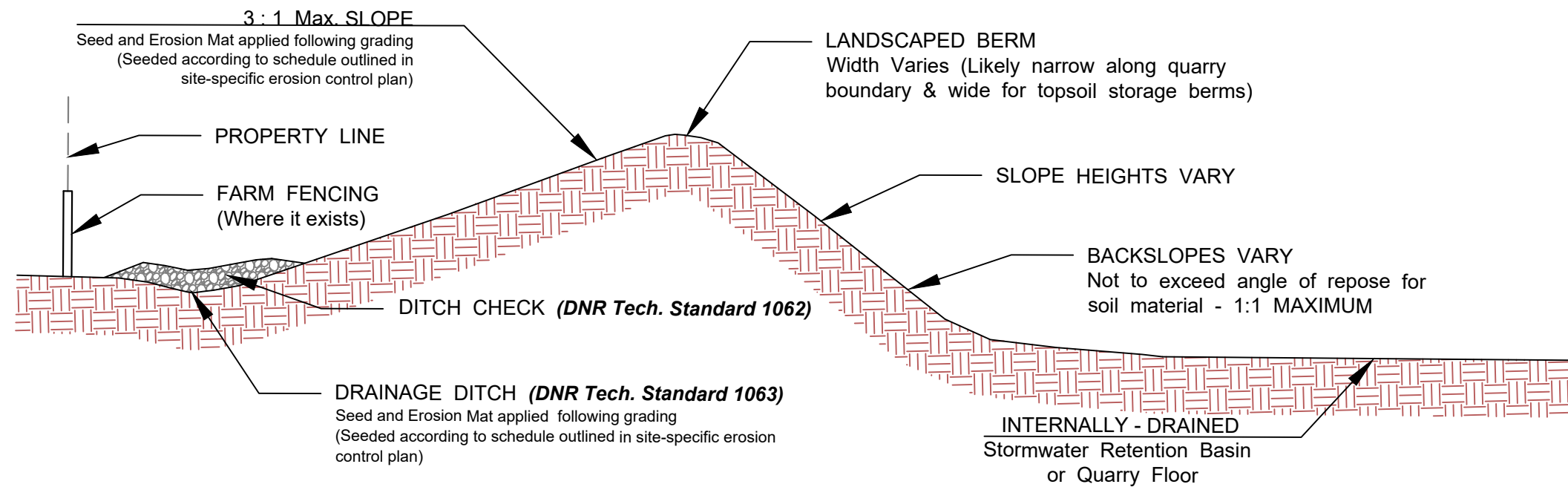
Yahara Materials Inc.

6117 County Trunk K
Waunakee WI 53597

(608) 849-4162

2 TYPICAL SLOPE SECTION DETAIL

SCALE: NONE



NOTE: TARGET SLOPES WILL BE APPLIED WHERE TERRAIN PERMITS

Fitchburg Hills Site

*Typical Slope Section -
Landscaped Operational Berms*

February 20th, 2023



City: Fitchburg
6131 Lacy Rd

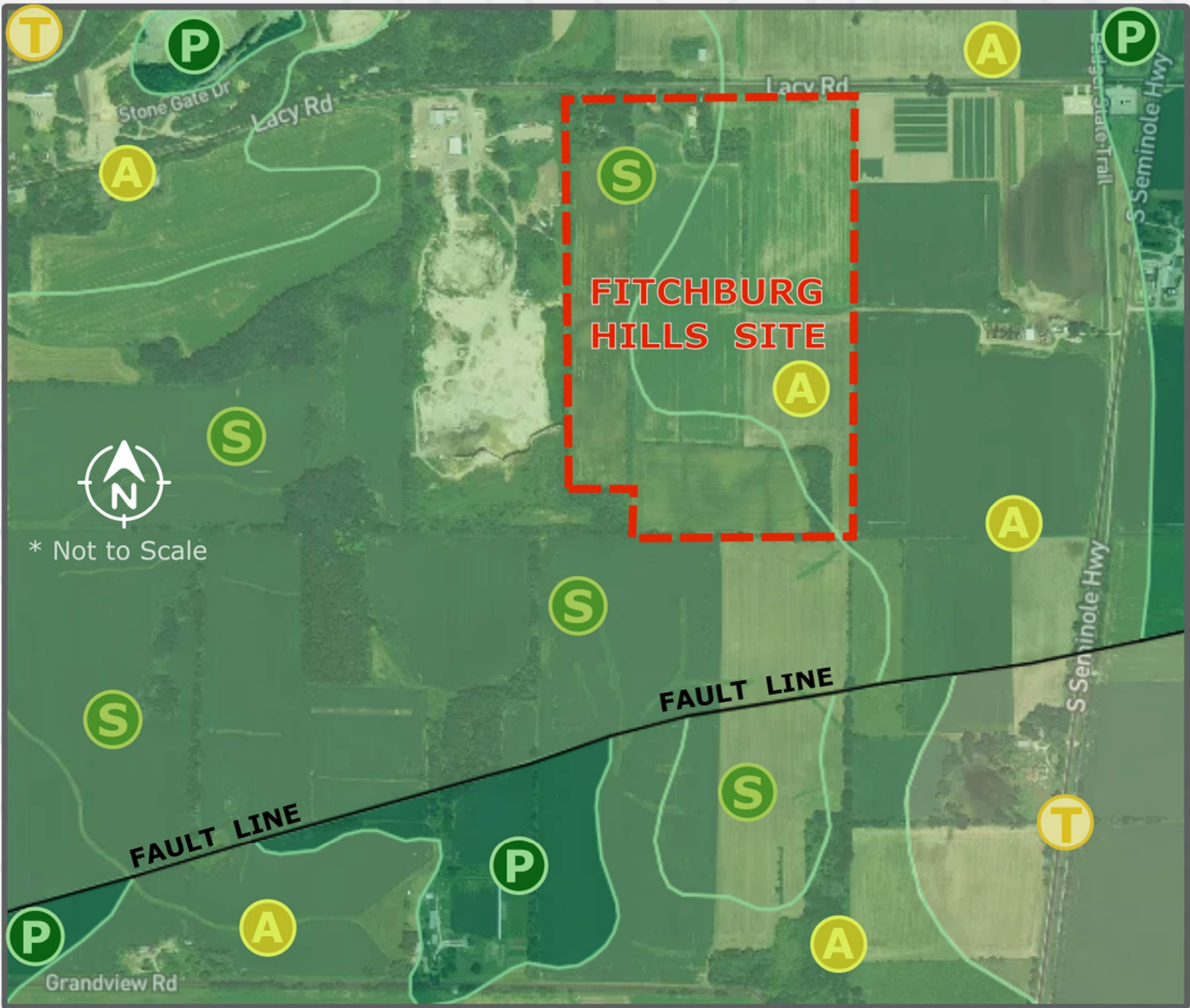
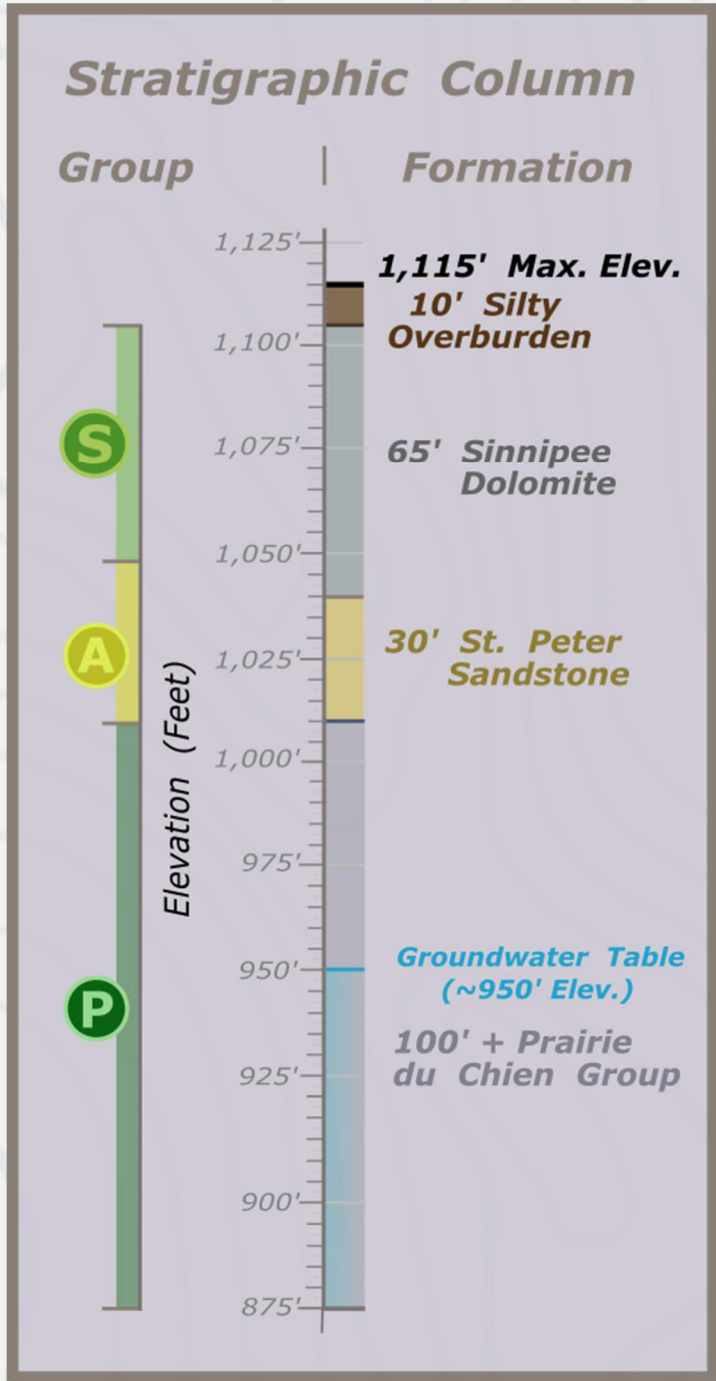
SCALE: NONE



Exhibit 5



***Fitchburg Hills Site
Geologic Map***



FITCHBURG HILLS SITE GEOLOGIC MAP

Symbol	Formation	Dominant Rock Type	Age
S	Sinnipee Group	Dolomite	Ordovician (485.4 - 443.8 Ma)
A	Ancell Group	Sandstone	Ordovician (485.4 - 443.8 Ma)
P	Prairie du Chien Group	Dolomite	Ordovician (485.4 - 443.8 Ma)
T	Trempealeau Group	Quartz Sandstone	Cambrian (538.8 - 485.4Ma)



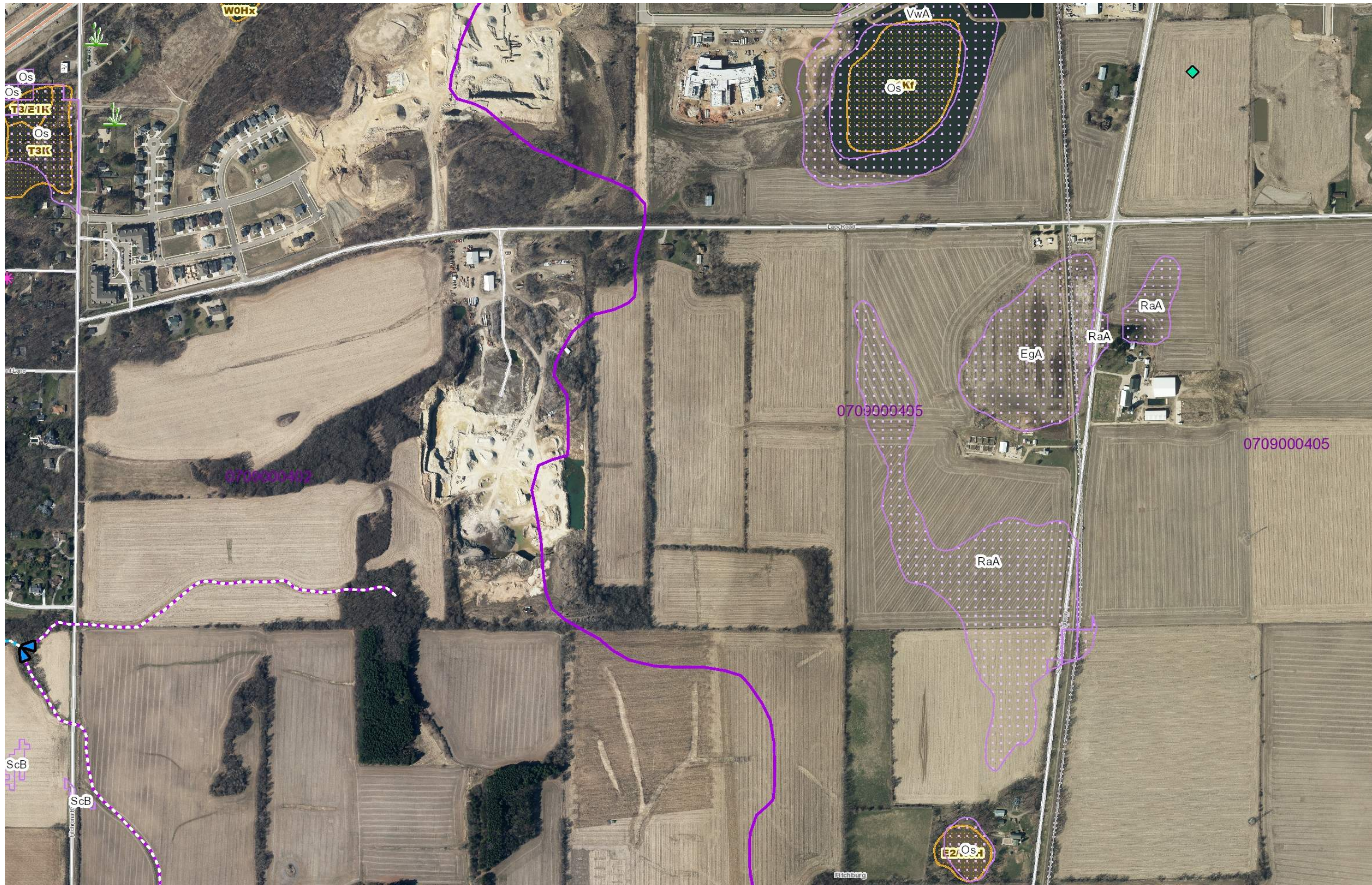
Exhibit 6



***Fitchburg Hills Site
Surface Water Data Map***

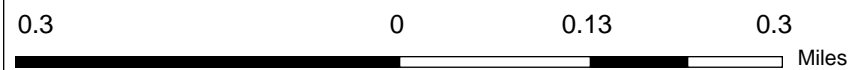


Fitchburg Hills Site - SWDV Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points**
- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points**
- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- 24K Hydrography Flow Direction
- Stream Order**
- 1st Order
- 2nd Order
- 3rd Order
- 4th Order
- 5th Order
- 6th Order
- 7th Order
- 8th Order
- 9th Order
- 10-digit HUCs (Watersheds)
- Municipality
- State Boundaries
- County Boundaries
- Major Roads**
- Interstate Highway
- State Highway
- US Highway
- County and Local Roads**
- County HWY



1:7,920

NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

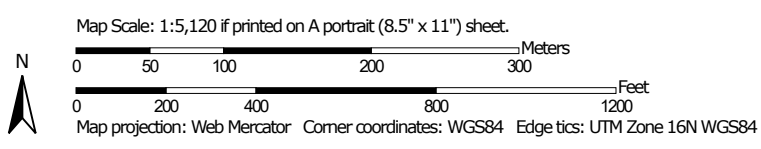


Exhibit 7



***Fitchburg Hills Site
Soil Map***

Soil Map—Dane County, Wisconsin





MAP LEGEND




















Area of Interest (AOI)







Area of Interest (AOI)

Soils


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 21, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KeB	Kegonsa silt loam, 2 to 6 percent slopes	1.9	1.5%
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	1.9	1.5%
PnC2	Plano silt loam, till substratum, 6 to 12 percent slopes, eroded	0.8	0.6%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	20.4	16.0%
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	27.9	21.9%
QUA	Quarry	6.9	5.4%
RaA	Radford silt loam, 0 to 3 percent slopes	0.1	0.1%
RnC2	Ringwood silt loam, 6 to 12 percent slopes, eroded	8.8	6.9%
RoB	Rockton silt loam, 2 to 6 percent slopes	13.0	10.2%
RoC2	Rockton silt loam, 6 to 12 percent slopes, eroded	40.6	31.9%
SoD	Sogn silt loam, 2 to 20 percent slopes	2.0	1.6%
WxC2	Whalan silt loam, 6 to 12 percent slopes, eroded	3.1	2.4%
Totals for Area of Interest		127.5	100.0%

Dane County, Wisconsin

PoB—Plano silt loam, gravelly substratum, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2tjwz

Elevation: 720 to 1,120 feet

Mean annual precipitation: 33 to 37 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 174 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Plano, gravelly substratum, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Plano, Gravelly Substratum

Setting

Landform: Outwash plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loess over loamy outwash over sandy and gravelly outwash

Typical profile

Ap - 0 to 14 inches: silt loam

Bt1 - 14 to 46 inches: silty clay loam

2Bt2 - 46 to 57 inches: loam

2C - 57 to 79 inches: stratified gravelly sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: High AWC, adequately drained
(G095BY008WI)
Other vegetative classification: High AWC, adequately drained
(G095BY008WI)
Hydric soil rating: No

Minor Components

Warsaw

Percent of map unit: 8 percent
Landform: Outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

Plano, moderately wet gravelly substratum

Percent of map unit: 7 percent
Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

Data Source Information

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 21, Sep 6, 2022



Exhibit 8



*Fitchburg Hills Site
Well Logs*

WELL CONSTRUCTOR'S REPORT TO WISCONSIN STATE BOARD OF HEALTH

RECEIVED

See Instructions on Reverse Side

1. County Dane T6N R9E Town Fitchburg DEC 4 1963
 Village
 City Check one and give name
2. Location N.E. 1/4 - N.E. 1/4 Section 18 La Grange Rd.
 Name of street and number of premise or Section, Town and Range numbers
3. Owner or Agent Ralph Richardson
 Name of individual, partnership or firm
4. Mail Address R.F.P. Madison
 Complete address required
5. From well to nearest: Building 9 ft; sewer — ft; drain — ft; septic tank 68 ft;
 dry well or filter bed 95 ft; abandoned well — ft.
6. Well is intended to supply water for: None

7. DRILLHOLE:

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
10	0	43			
6	43	180			

8. CASING AND LINER PIPE OR CURBING:

Dia. (in.)	Kind and Weight	From (ft.)	To (ft.)
6	Steel drive pipe	0	43

9. GROUT:

Kind	From (ft.)	To (ft.)
Slurry fill	0	8
cement	8	43

11. MISCELLANEOUS DATA:

Yield test: 63 Hrs. at 10 GPM.
 Depth from surface to water-level: 120 ft.
 Water-level when pumping: 130 ft.
 Water sample was sent to the state laboratory at:
Madison on Dec 2, 1963
 City

10. FORMATIONS:

Kind	From (ft.)	To (ft.)
clay	0	6
Naikpan	6	12
Limestone	12	180

Well Log (Onsite):

Approx. Elev. - 1,070'
 Approx. H2O Level - 950'

Construction of the well was completed on:
NOV. 27, 1963

The well is terminated 8 inches
 above, below the permanent ground surface.

Was the well disinfected upon completion?
 Yes No

Was the well sealed watertight upon completion?
 Yes No

Signature Harold Kearney 4926 Verona rd Madison, Wis.
 Registered Well Driller Complete Mail Address

Please do not write in space below

Rec'd DEC 2 1963 No. 51747

Ans'd _____
 Interpretation This sample is unsatisfactory for bacteriological analysis because of the presence of chlorine.

10 ml 10 ml 10 ml 10 ml 10 ml

Gas—24 hrs. _____
 48 hrs. _____
 Confirm _____
 B. Coli _____
 Examiner _____

NOTE:

White Copy - Division's Copy
 Green Copy - Driller's Copy
 Yellow Copy - Owner's Copy

JAN 19 1984

1. COUNTY Dane CHECK (✓) ONE: Town Village City Name Fitchburg

2. LOCATION SW 5 E Section 18 Township T6N Range R9E 3. NAME OWNER AGENT AT TIME OF DRILLING CHECK (✓) ONE Robert Wolff

OR - Grid or Street No. 6194 Street or Road Name Grandview Rd. ADDRESS RR. 2

AND - If available subdivision name, lot & block No. POST OFFICE Verona, Wi. ZIP CODE 53593

4. Distance in feet from well to nearest: (Record answer in appropriate block) Building 22' Sanitary Bldg. Drain C.I. Other Sanitary Bldg. Sewer C.I. Other Floor Drain Connected To: C.I. Sewer Other Sewer Storm Bldg. Drain C.I. Other Storm Bldg. Sewer C.I. Other

Street Sewer San. Storm C.I. Other Other Sewers C.I. Other Foundation Drain Connected to: Sewer Sewage Sump Clearwater Dr. Sewage Sump Clearwater Sump Clearwater Sump Clearwater Sump Clearwater Sump Clearwater Sewage Absorption Unit Seepage Pit Seepage Bed Seepage Trench Manure Hopper or Retention or Pneumatic Tank

Privy Pet Waste Pit Nonconforming Existing Well Pump Tank Subsurface Pumproom Nonconforming Existing Barn Gutter Animal Barn Pen Animal Yard Silo With Pit Glass Lined Storage Facility Earthen Silage Storage Trench Earthen Manure Basin

Temporary Manure Stack or Platform Watertight Liquid Manure Tank or Basin Manure Pressure Pipe Subsurface Gasoline or Oil Tank Waste Pond or Land Disposal Unit (Specify Type) Manure Storage Basin Concrete Floor Only Concrete Floor and Partial Concrete Walls

Well Log (Grandview Rd):
 Approx. Elev. - 1,050'
 Approx. H2O Level - 969'

5. Well is intended to supply water for: House

6. DRILLHOLE

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
8	Surface	84			
6	84	248			

7. CASING, LINER, CURBING AND SCREEN

Dia. (in.)	Material, Weight, Specification Mfg. & Method of Assembly	From (ft.)	To (ft.)
6	Std. Black Pipe 280 wall Weld jts. A-53	Surface	84
5"	liner	84	124

9. FORMATIONS

Kind	From (ft.)	To (ft.)
Clay	Surface	3
Sand & Gravel	3	37
Sand	37	51
clay & sand	51	80
clay	80	83
Limerock	83	200
Sand rock	200	248

8. GROUT OR OTHER SEALING MATERIAL

Kind	From (ft.)	To (ft.)
mud & cuttings	Surface	84

10. TYPE OF DRILLING MACHINE USED

Cable Tool Rotary-hammer w/drilling mud & air Jetting with

Rotary-air w/drilling mud Rotary-hammer & air Air

Rotary-w/drilling mud Reverse Rotary Water

Well construction completed on Oct. 10 1983

11. MISCELLANEOUS DATA

Yield Test: 2 Hrs. at 20 GPM Well is terminated 12 inches above final grade below

Depth from surface to normal water level 81 Ft. Well disinfected upon completion Yes No

Depth of water level when pumping 107 Ft. Stabilized Yes No Well sealed watertight upon completion Yes No

Water sample sent to Madison laboratory on Oct 1983

Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, method of finishing the well, amount of cement used in grouting, blasting, etc., should be given on reverse side.

Signature Sam Vander Galien Registered Well Driller Business Name and Complete Mailing Address SAM'S ROTARY DRILLERS ROUTE 2 RANDOLPH, WISCONSIN

WELL CONSTRUCTOR'S REPORT TO WISCONSIN STATE BOARD OF HEALTH
See Instructions on Reverse Side



1. County Dane Town Village City Fitchburg
Check one and give name 1954

2. Location SW, NE, NW Sec. 17 T. 6 N. R. 9 E.
Name of street and number of premise or Section, Town and Range numbers

ENVIRONMENTAL
SANITATION

3. Owner or Agent Emmet O'Brien
Name of individual, partnership or firm

4. Mail Address Rt. 1 Madison, Wis.
Complete address required

5. From well to nearest: Building 53 ft; sewer ft; drain ft; septic tank ft;
dry well or filter bed ft; abandoned well 75 ft.

6. Well is intended to supply water for: Farm and House

7. DRILLHOLE:

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
10	0				
6	0	125			

8. CASING AND LINER PIPE OR CURBING:

Dia. (in.)	Kind and Weight	From (ft.)	To (ft.)
6	Heavy steel	0	101' 6"

9. GROUT:

Kind	From (ft.)	To (ft.)
Pipe was driven		

11. MISCELLANEOUS DATA:

Yield test: 1 Hrs. at 30 GPM.
Depth from surface to water-level: 90 ft.
Water-level when pumping: 90 ft.
Water sample was sent to the state laboratory at:
 on 19
City

10. FORMATIONS:

Kind	From (ft.)	To (ft.)
Clay	0	5
Sand	5	50
Clay and mud	50	75
Sand and gravel	75	100
Lime rock	100	125

Well Log (Seminole Hwy):
Approx. Elev. - 1,030'
Approx. H2O Level - 940'

Construction of the well was completed on:

Dec. 21 1953

The well is terminated 12 inches
 above, below the permanent ground surface.

Was the well disinfected upon completion?

Yes No

Was the well sealed watertight upon completion?

Yes No

Signature Wayne Langman Blue Mounds, Wis.
Registered Well Driller Complete Mail Address
Please do not write in space below

Rec'd _____ No. _____
Ans'd _____
Interpretation _____

10 ml 10 ml 10 ml 10 ml 10 ml
Gas—24 hrs. _____
48 hrs. _____
Confirm _____
B. Coli _____
Examiner _____

673008
Plot



Appendix A

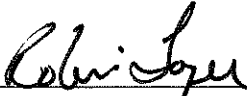


***Fitchburg Hills Site
Certification of Reclamation Plan***

Certification of Reclamation Plan

Operator

As an authorized representative of Yahara Materials, Inc. I certify that the proposed reclamation of the site referenced in this documentation will be carried out in accordance with the proposed reclamation plan and any subsequent, approved changes.



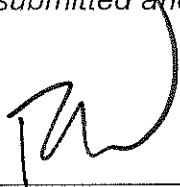
Operator's Signature

2/21/23

Date

Owner

I, Renee Burcalow of Fitchburg Hills LLC, certify that I concur with the reclamation plan submitted and will allow its implementation.



Renee Burcalow
Fitchburg Hills LLC

2-21-2023

Date