



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 Road Madison, WI 53744

Legal Description - (Metes & Bounds, or Lot No. And Plat): \* Please See Attached

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

**2. Current Use of Property:** Non-Metallic Mining/ Ready Mic Concrete Batch Plant

**3. Proposed Use of Property:** Site for temporary Ready Mix Concrete Plant

**4. Proposed Development Schedule:** June 1st 2024 - December 31st 2027

**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](mailto: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): \_\_\_\_\_

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

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

Contact Person: Nick Petit

Email: nick@tpaving.com

Address: 2916 South Cherry Ave Phone No: 715-240-0315

Respectfully Submitted By: N.P. [Signature]

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. \_\_\_\_\_

# Wingra Site

Write a description for your map.

## Legend

 2975 Kapec Rd



Trierweiler Batch Plant

Wingra Stone & Redi-Mix  
2975 Kapec Rd



# TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

*Heavy & Highway Contracting*



City of Fitchburg - Conditional Use Permit

2916 South Cherry Ave  
Marshfield WI 54449  
(715) 387-8451

# TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

*Heavy & Highway Contracting*

*2916 South Cherry Avenue*

*Marshfield, WI 54449*

*Phone 715-387-8451*

*Fax 715-384-5599*

June 1st, 2024

City of Fitchburg Plan Commission

5520 Lacy Road Fitchburg, WI 53711

**Subject: Special Exception; Parcel Pin 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 Pin: 225/0609-063-9929

Legal Description: See Attached Metes & Bound

City of Fitchburg, WI 53711

**Property Owner:**

Wingra Real Estate LLC

2975 Kapec Rd, PO Box 44284

Madison, WI 53744

Sincerely,

*Nick Petit*

Trierweiler Construction & Supply Co., Inc.

Nick Petit

715-240-0315

[nick@trierweilerco.com](mailto:nick@trierweilerco.com)



An Equal Opportunity Employer

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- Introductions & Intentions
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# **Introductions & Intentions**

**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 expand roads in Dane County, 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 offers an ideal location for the staging of a portable, temporary RMC plant to be used on DOT projects. The site is currently zoned 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 June 1st, 2024 to December 31<sup>st</sup> 2027 for projects awarded associated with the WI DOT.

## **Siting**

The site, consisting of Parcel Pin 225/0609-063-9920-2 currently operates as a quarry/ ready mix concrete facility. The special exception permit area is approximately 200 ft by 200 ft in size, for the exact location and layout please see the attached map. 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 employee's 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 employees parking lots located onsite. Operational periods will include generally day time operating hours (6:00AM – 8:00PM) during the week days and intermittent operation during the 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 project schedule. It should be worth mentioning that nighttime operations 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 and regulations that govern the property. See attached mapping for the proposed location within the property.

#### **Erosion Control/ Storm Water Management**

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.

#### **Noise**

The noise emitted by the plants operations will be less than or equal to the current noise generated by the traffic on the highway.

#### **Dust Control**

Dust will be controlled through the use of enclosed bin for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways.

#### **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**

## **Closing Statement**

Trierweiler Construction (agent) on behalf of Wingra Stone (property owner) is submitting the enclosed Special Exception Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from June 1st 2024 to December 31<sup>st</sup>, 2027 in support of the WI DOT 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,

Nick Petit, Supervisor


Trierweiler Construction

## General Site Overview Map

# Wingra Site

Write a description for your map.

## Legend

 2975 Kapec Rd



## Metes and Bounds Legal Description

**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 9 TH N83DEG36'02"W ALG S LN OF SW1/4 OF SD SEC 6 287.07 FT TH N00DEG06'18"W 549.91 FT TH N89DEG51'15"W ALG N LN OF CSM 4733 33.0 FT TO POB THIS DESCR TH CONT N89DEG21'15"W ALG SD N LN & SD LN EXT 334.80 FT TH N00DEG08'04"E 431.32 FT TH N89DEG43'51"E 336.08 FT TH S00DEG03'45"W 97.93 FT TO NE COR OF LANDS IN D709/278 TH N89DEG50'51"W ALG N LN OF SD LANDS 287.06 FT TO NW COR OF SD LANDS IN D709/278 TH S00DEG08'04"W ALG W LN OF SD LANDS 299.63 FT TO SW COR OF SD LANDS IN D709/278 TH S89DEG51'15"E ALG S LN OF SD LANDS 287.00 FT TO SE COR OF LANDS IN D709/278 TH S01DEG25'06"E 26.02 FT TO POB & ALSO INCL SEC 6-6-9 PRT SW1/4 DESCR AS BEG AT PT ON S LN OF SD SEC 8 N89DEG02'17 287.0 FT FROM S1/4 COR TH N0DEG07'W 989.8 FT TH N88DEG27'W 33.8 FT TH N0DEG42'W 438.9 FT TH N88DEG52'W 690.0 FT TH S0DEG06'W 108.9 FT TH N69DEG04'W 1150.1 FT TO W LN OF SD SEC 2 TH S ALG SD W LN 1320 FT TO SW COR OF SD SEC TH S89DEG02'E ALG SD S LN 2188.4 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 N76DEG48'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 N6DEG7'W 989.4 FT TH N88DEG27'W 287.77 FT TH S0DEG10'E 86.99 FT TO POB TH S89DEG35'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 #2568690, EXC DOC #4249455, EXC DOC #4249457, EXC CSM 4733, EXC 4TH ADDN TO JAMESTOWN PLAT & ALSO EXC TO WI DOT FOR RD R/W IN DOC #5223569

# Parcel Number - 225/0609-063-9920-2

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	CITY OF FITCHBURG	
Parcel Description	LAND ONLY FOR THE FOLLOWING: SEC 6-6-9 P...	
Owner Name	WINGRA REAL ESTATE LLC	
Primary Address	2975 KAPEC RD	
Billing Address	PO BOX 44284 MADISON WI 53744-4284	

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2024	
Valuation Classification	G3	
Assessment Acres	63.205	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

## Zoning Information

For the most current and complete zoning information contact:  
City of Fitchburg Planning/Zoning | ☎ 608-270-4200

District Information		
Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MAD METRO SWR DIST

## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Information ?

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

«

< Newer

Older >

»

### Tax Year 2023

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$2,020,100.00	\$0.00	\$2,020,100.00
<b>Taxes:</b>		\$44,914.34
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$44,914.34

2023 Tax Info Details

Tax Payment History

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/18/2016	5221268		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0609-063-9920-2. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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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

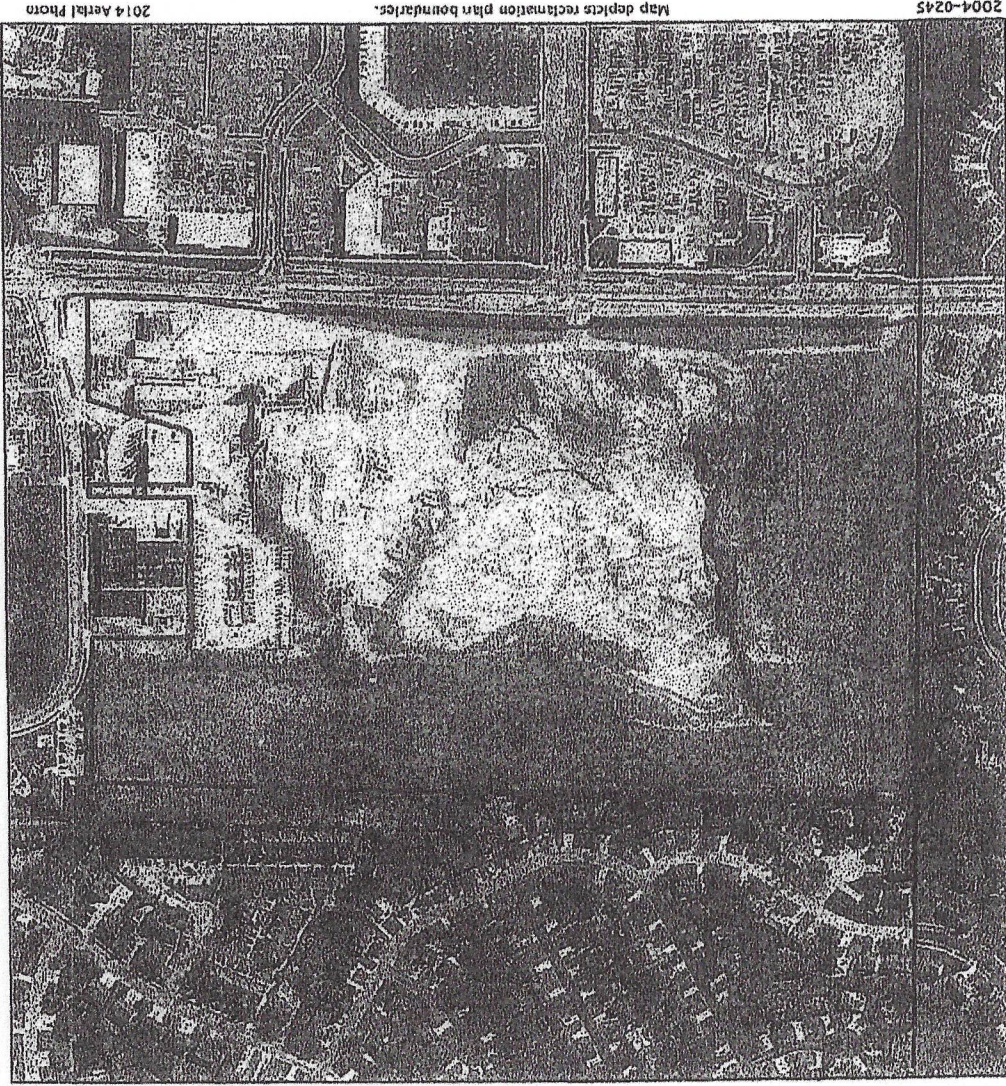
• Highlight these acreages on the plan map provided.

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 \_\_\_\_\_  
 Date \_\_\_\_\_ 1-27-17






## Conditional Use -

# Owner or Authorized Agent Acknowledgement

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a 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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

 Nick Petit

Owner's or Authorized Agent's Signature

06/18/2024

Date (DD/MM/YYYY)