

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

February 16th, 2026

City of Fitchburg
Plan Commission

Subject: Special Exception; 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
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



An Equal Opportunity Employer

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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 update and expand Mooreland Road in Waukesha 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 taxpayers 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 site offers an ideal location for the staging of a portable, temporary RMC plant to be used on the John Nolan Drive construction project. Trierweiler Construction is requesting this special exception permit beginning on March 1st, 2026, to July 1st, 2027.

Sitting

The site, consisting of Pin 225/0609-063-9920-2, is currently being used as a ready-mix site. The special exception permit area is approximately 5 acres 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 to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

No site prep will be needed as it has a gravel floor already. Once work on the WisDOT projects is completed the temporary batch plant will be removed and the site will be left to its original condition.

Operation Description

The proposed temporary/ portable installation of an RMC plant would be utilized to mix concrete and load trucks for the Nolan Drive Project. The exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveway currently in use. Parking for the operators will be adjacent to the plant. Operational periods will include generally daytime operating hours (6:00 AM – 8:00 PM) during weekdays and intermittent operation during weekends only as project demands necessitate.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site. 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 would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks. 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 setbacks 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

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 WPDES general permit for wastewater runoff.

Noise

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic. Additionally, the plant will only be in operation for approximately 40 total days per year duration the 1-year project.

Dust Control.

Dust will be controlled through the use of enclosed bins 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 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 Conditional Use 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 March 1st, 2026 to July 1st, 2027 in support of the WisDOT John Nolan Drive 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

Trierweiler Construction

Conditional Use Permit Application



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: 3011 Kapec Road Madison WI 53744

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Please see attached document

***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 Batch Plant

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

4. Proposed Development Schedule: March 1st 2026 - July 1st 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.

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: _____

Address: 2916 South Cherry ve Marshfield WI 54449

Phone No: 715-240-0315

Respectfully Submitted By: _____

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. _____

General Site Overview Map

Wingra Site

Write a description for your map.

Legend

📍 2975 Kapece Rd



Property Owners Overview

Property Owners Overview

Write a description for your map.



Legend

 2975 Fitchrona Rd



Scaled Site Layout

Scaled Site Layout

Write a description for your map.

Legend

📍 2975 Fitchrona Rd



100 ft

Google Earth

Image © 2025 Airbus

DNR Surface Water Map



WY: Surface Water Data Viewer (SWDV_VS_App)



- Legend:**
-  Watersheds
 -  USDA Wetspots
 -  Latest Leaf On Index
 -  Latest Leaf On Imagery

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

Service Layer Credits: Soils[®], Surface Water Data Viewer, DNR Basic Features VTL (WY19), Wisconsin Department of Natural Resources, GIS Section, Latest Leaf On[®], Surface Water (Catchment), WIDNR, USGS, and other data, Wetland Inventory NWI (Dynamic); Calvin Lawrence, Dennis Weise, Nina Rihn

Map: 0 390 780 Feet
0 110 220 Meters

This map is a product generated by a DNR web application.
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: [https://dnr.wisconsin.gov/info/11](#)

Date Printed: 7/16/2026 12:27 PM

Contour Map

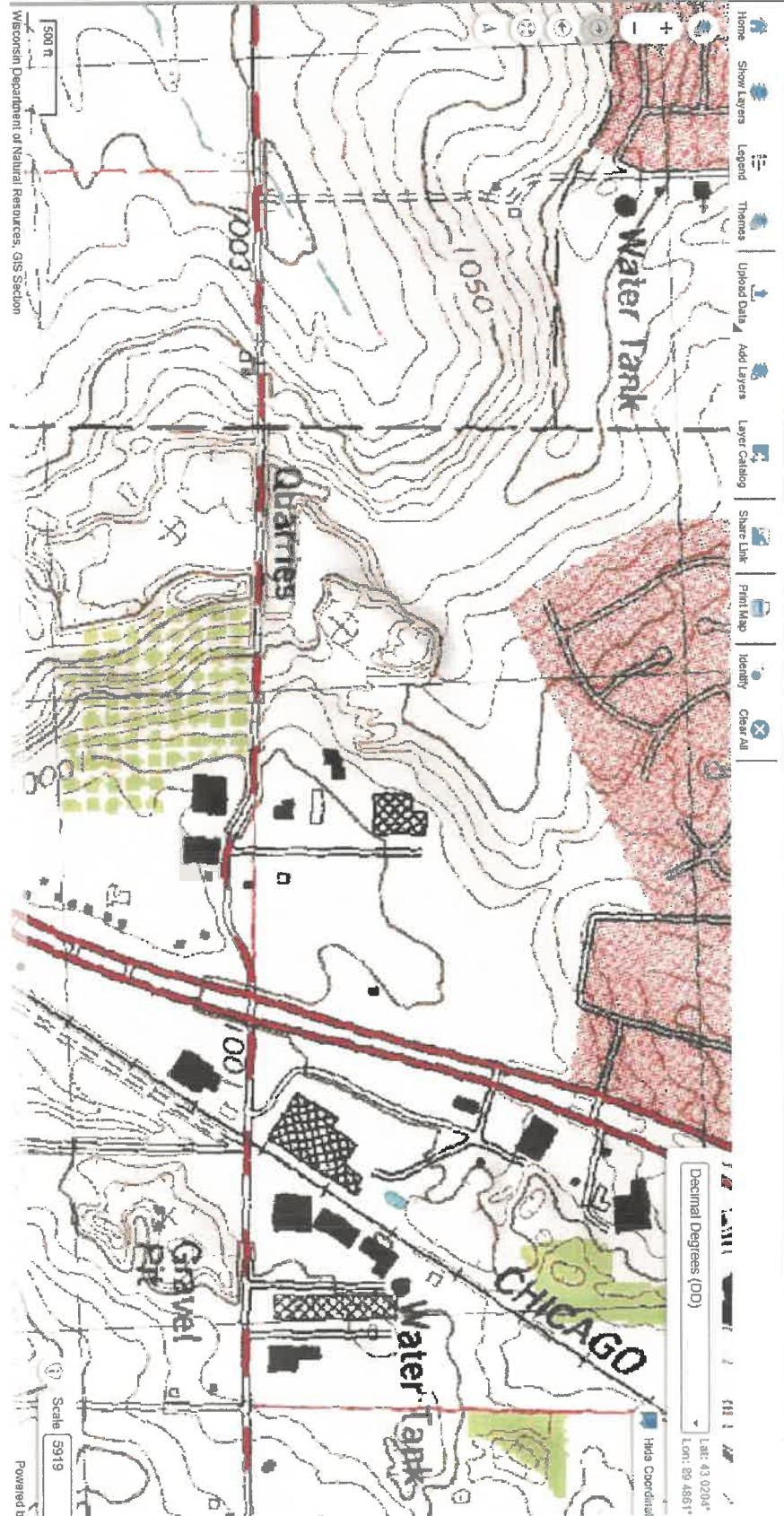
Printing

Choose a print template layout from the dropdown below. Enter a title and any notes needed. Move the map to fit within the print window at the scale desired. Once the button "Print" is clicked the map will take a few minutes to generate. A banner above the map will display the final link to the map PDF.

Print Map

Layout Map Only History

Landscape Open in new window



Spill Prevention Plan



**Ground Water and Storm Water
Pollution Prevention and Spill Response Plan
For
Temporary Concrete Batch Plant**

Purpose and Scope

This pollution prevention plan concentrates on identifying potential pollutants at the work site, and adopting management practices that eliminate their contact with sensitive waters of the state. The primary focus of this plan is to provide education for field employees, thereby reducing human error as a contributor to environmental pollution.

I. Potential Pollutants

A. #2 Fuel Oil

1. Spills during equipment refueling
2. Bulk Shipment deliveries – overfill
3. Broken or leaking fuel lines and hoses

B. Lubricating Oils

1. Overfilling gearboxes
2. Leaking seals and mechanical equipment
3. Engine breather pipes
4. Spills during oil changes
5. Improper storage of oil inventory

C. Grease

1. Over greasing bearings and wear surfaces
2. Improper disposal of cleaning towels

D. Antifreeze

1. Leakage from damaged radiators

2. Overfill/Spill

E. Sediment

1. Runoff not contained on site
2. Poor operating techniques

II. Implementation of Best Management Practices (BMP)

A. Education

1. The pollution prevention plan is reviewed at the Trierweiler annual safety meeting. The intent of the plan is stressed, changes or improvement are noted. Field employees discuss the plan, and exchange ideas for potential plan improvement. Any new ideas that contribute to the intent of the plan are included in the written pollution prevention plan for the next year.
2. Information about the importance of pollution prevention is routinely stressed at scheduled tailgate safety meetings. Topics for discussion include safe petroleum product handling, proper maintenance procedures and routine inspection of the equipment during operation. Personnel are encouraged to take a pro-active role in prevention of spills. Good housekeeping practices are stressed for control of minor drips and leaks from daily maintenance and operation.

B. Inspection and Supervision

1. The temporary Concrete Batch Plant is routinely inspected each day of operation to ensure that all equipment is functioning properly, all valves are closed, and significant materials are properly stored and secure.
2. Fuel Transfers are supervised to ensure that spills do not occur. Plant personnel assist tanker drivers as needed to provide safe and effective transfer of fuels.
3. Refueling of the Batch Plant equipment is monitored at all times to eliminate overfilling.

C. Communication and Response

1. The emergency response plan for spills is posted in the repair trailer for the Batch Plant operations. Employees are aware of the location of the listing and follow the outlined procedure in a spill situation.
2. Plant personnel respond immediately to a spill situation to mitigate effects and isolate/control source of spill. Operations are immediately shut down when necessary to redirect on-site resources and manpower in spill response.

3. Company contact personnel and emergency phone numbers are posted in the repair trailer to provide operators with immediate access to company support. Contact with Jeremy Iwanski is established as soon as possible after the spill so that proper reporting requirements can be met.

D. Selection of Plant Sites

1. Environmental impacts in equipment and work areas are considered prior to set up in and location.

2. Whenever possible, Batch Plant equipment is located in a pit or quarry that provides natural, on site containment of storm water runoff, and ample protection for sensitive ground water supplies.

3. In locations where there is increased environmental sensitivity because of proximity to receiving waters, lack of natural containment, or other critical factors, berms or diking will be constructed that will contain runoff or protect a potential spill from releasing into the ground water in the immediate equipment area.

E. Petroleum Product Storage

1. All fuel tanks shall have drip pans or absorbent material available for nozzle storage between refueling. Tanks and hoses are inspected daily for integrity and any problems are corrected.

2. Lubricants and grease are stored in the repair or service trailer until needed. The storage area is secured at the end of each operating cycle.

3. Drip pans and contaminated absorbent material are replaced at the end of each work shift and at the onset of precipitation to eliminate ground water and surface water exposure to petroleum products. Containers are located in the service trailer for storage of used absorbents and other cleanup materials.

4. Used oil and grease from equipment service and repair is stored inside the plant service trailer until collected for off-site disposal.

F. Repair and Maintenance

1. Engines and gearboxes will be inspected and fully serviced as needed during the off-season to eliminate leaking seals, fuel lines, and gaskets. Leaks that develop during operations are contained by drip pans, absorbents, or other acceptable means, until company maintenance personnel repair the problem. In cases where continued

operation may cause uncontrollable fluid losses, plant operations will cease until the problem is corrected.

2. Batch Plant employees are instructed in proper lubrication procedures for plant equipment. Manufacturer's specifications are followed to eliminate over-fills of gearboxes and crankcases. Greasing of bearings and wear surfaces is carefully monitored to eliminate unnecessary grease contact with the ground. Overflow from bearings is collected and disposed of with contaminated absorbent material.

3. Routine engine oil changes are done with adequate absorbent material to provide for drips and spills associated with maintenance operations. Waste oil is stored in spill proof containers until picked up for off-site disposal.

4. Any leaks that develop during the course of operation may, at the foeman's discretion, be contained with drip pans or petroleum absorbent material, as long as plant operation ceases prior to a storm event and containment vessels are cleaned and free of petroleum to prevent contact with ground water or storm water.

5. Repair and maintenance procedures are conducted in the shop, service trailer or outside with adequate containment for degreasing and cleaning. Petroleum absorbent material is available as needed to supplement containment.

G. Use of Available Resources

1. Housekeeping supplies, including drip pans and absorbent materials, are kept on inventory in the repair trailer at all times. All plant personnel have access to these materials, and are instructed in their use. Additional booms or pads are available upon request.

2. All plant personnel are available to respond to petroleum spills as needed. Other resources may be mobilized to mitigate the effects of a petroleum release, such as subcontractors, additional equipment, or additional personnel.

3. If necessary, plant loading equipment may be used to construct temporary berms or place aggregates for absorbing free flowing liquids. Loading equipment can also be used for backfilling or removing impacted soils or aggregates.

H. Construction of Containment

1. When a plant must be placed in an area where additional containment is needed because of the amount of fines being produced; field employees may elect to construct berms or temporary basins for collection and control of contaminated water.

Necessity of construction is based on slope of plant site, area drained, soil type, and proximity to receiving waters. Other influences may be considered on a site-specific basis as needed to fulfill the purpose of the plan.

2. Water collected in on-site-basins is routinely inspected by field personnel for evidence of petroleum sheen or odor. If no evidence of contamination is apparent, the water may be released by gravity flow or by pumping. Release of water must be done in a manner that will not induce erosion or release water with high sediment loadings into receiving waters. Water collected on-site basins that show evidence of petroleum contamination is pumped into disposal tanks for transport to approved facilities.

3. Erosion control measures outside of plant and equipment work areas may be identified by field personnel. In these situations, company officials should be notified, so that site-specific BMP's can be implanted.

Plant Overview

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 6-6-8 PRT SE1/4S1/4 Q14 DESCR AS CORN AT
S1/4 COR OF SD SEC 8 TH N89DEG36'02"W ALG S LN OF S1/4 LN OF SD SEC 6 287.07
FT TH N00DEG08'18"W 546.61 FT TH N89DEG51'15"W ALG N LN OF OSM 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 N89DEG48'31"E 339.39 FT TH S00DEG03'45"W 17.81
FT TO NE COR OF LANDS IN D708/278 TH N89DEG57'8"W ALG N LN OF SD LAND 8
287.08 FT TO N1/4 COR OF SD LANDS IN D709/278 TH S00DEG08'04"W ALG W LN OF
SD LAND 8 299.83 FT TO S1/4 COR OF SD LANDS IN D708/278 TH S89DEG57'15"E ALG
S LN OF SD LAND 8 287.00 FT TO SE COR OF LANDS IN D708/278 TH S01DEG25'06"E
35.12 FT TO POB & ALSO INCL SEC 8-6-8 PRT S1/4 Q14 DESCR AS BEG AT FT ON S LN
OF SD SEC 8 N89DEG30'11" 287.0 FT FROM S1/4 COR TH N00DEG07'W 368.8 FT TH
N89DEG27'W 36.8 FT TH S00DEG42'W 438.9 FT TH N88DEG52'W 130.0 FT TH
S00DEG55'W 108.8 FT TH N89DEG04'W 1150.1 FT TO W LN OF SD SEC 8 TH S ALG SD
W LN 1320 FT TO SW COR OF SD SEC 8 TH S89DEG02'E ALG SD S LN 2188.9 FT TO
POB & ALSO INCL SEC 7-6-8 PRT NE1/4 Q14 DESCR AS SEG AT FT ON N LN OF SD
SEC 7 N00DEG02'W 287.0 FT FROM N1/4 COR TH S00DEG07'E 119.8 FT TO C/L OF
R/W TH N00DEG34'31"W 347.7 FT ALG CRV TO N LN OF SD SEC 7 TH S89DEG52'E 320
FT TO POB SUBJ TO & TOG WITH R/W EXC SEC 6-6-8 PRT SE1/4S1/4 Q14 SEC
8 S1/4 COR TH N00DEG07'W 368.4 FT TH N88DEG27'W 287.77 FT TH S00DEG13'E 56.58 FT
TO POB TH S89DE 350 W 300 FT TH S00DEG10'E 300 FT TH N89DEG53'E 300 FT TH
N00DEG10'W 300 FT TO POB EXC DOC #2127581 EXC DOC #3558690, EXC DOC
#1248-55, EXC DOC #4249437, EXC OSM 4733, EXC WITH ADDN TO JAMESTOWN
PLAT & ALSO EXC TO MD 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



Microsoft, Es... Powered by Esri

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 |
| Taxes: | | \$44,914.34 |
| Lottery Credit(-): | | \$0.00 |
| First Dollar Credit(-): | | \$0.00 |
| Specials(+): | | \$0.00 |
| Amount: | | \$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.

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Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
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: 20

• 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 [Handwritten Signature] Date 1-27-17



2004-0245

Map depicts reclamation plan boundaries.

2014 Aerial Photo

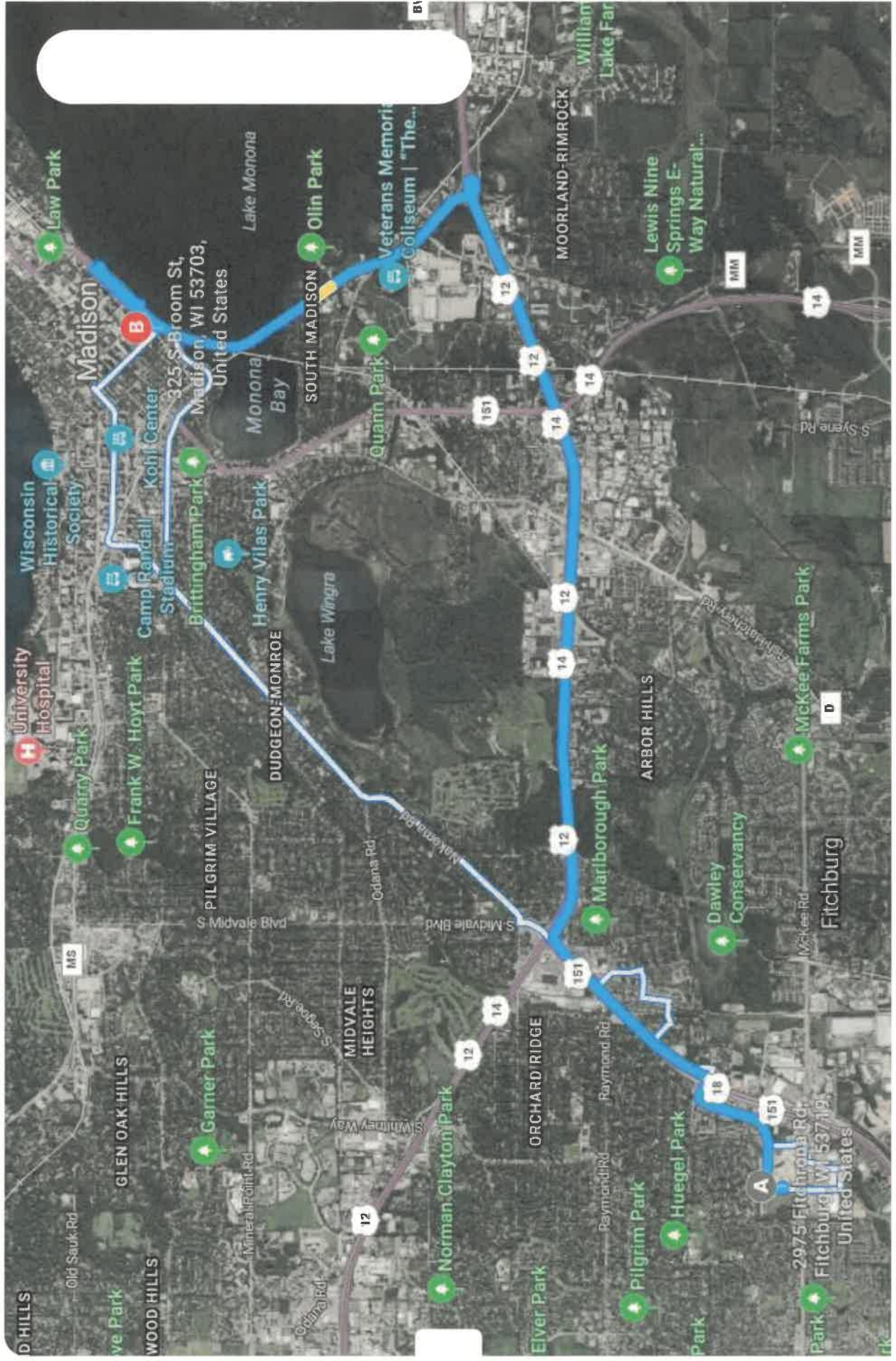
Trucking Route



Sign in

Directions

Maps Search Bing Maps






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.

 N.P.

Owner's or Authorized Agent's Signature

02/18/2026

Date (DD/MM/YYYY)