

### PLANNING DEVELOPMENT

# **Conditional Use Application**

**Zoning Division** Room 116, City-County Building 210 Martin Luther King Jr. Blvd. Madison, Wisconsin 53703-3342 Phone: (608) 266-4266

Con

Fax: (608) 267-1540

	Application Fee: \$486	Mineral Extraction, \$1150				
<ul> <li>Written L</li> <li>Scaled direquirem lighting,</li> <li>Scaled m</li> <li>Written or mineral e</li> <li>Written s</li> </ul>	rawing of the preents, driveway any natural feat ap showing neingerations plan extraction sites)	n of Conditional Use operty showing exi- parking area, outs ures, and proposed ghboring area land describing the item w the proposal mee	ide storal signs. uses and s listed to ts the 6	ge areas, locations d zoning district pelow (additiona	ts I items neede	ed for
Address Por	19124 PEAL ATE, LIC BOX 44284 -1015M, WI 53744-4284	RELATEN REVERSE TRUST 157 CTH MM BLOCKLYN, WI 53521	Address Phone Email	(262) 524- CWENINGER	BADINGE 1, WI 5318 -2700 e payne	2 (Zian 197 anddolan
Existing Propo	- 185010 \$ 7 195010 \$	280010 f (8061) 180570 f 4819 A1 f A2 sed: HONMETS	Proper	OREGON  ty Address: 157  WINERAL ANEL PIT)	CTH MN	7
<ul> <li>Number</li> <li>Anticipa</li> <li>Outside</li> <li>Outdoor</li> <li>Outdoor</li> <li>Outside</li> <li>Propose</li> <li>Trash re</li> <li>Six Star</li> </ul>	ndards of CUP	See A-	iracu.	EN BINDER	m H. (1)	
The statements pronule on behalf of the or Submitted By:	roylded are true and province of the property.	wife an accurate depiction of the	proposed lar	d use. I authorize that I ar Da	m the owner or have	permission to act

# Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

 That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

## **Dane County**

### Non-Metallic Mining Reclamation Permit Application

	Zoning office use only
Permit#:	
Date:	

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WINGRA REAL KLAHN REVOCE	K3 L E
GITATE, LLC TRUST	Agent: PAYNE & DOWAN, INC GO CLINT WENING
Landowner	Agent: AYNE & COOK TO PERSON TO PERS
Address: Po Box 44284 157 CTH MM	Address: N3 W23650 BADINGER READ WANKESHA, WI 53187
MADISON, WI BROCKLYN, WI	
Phone: 53744-4284 53521	Phone: (262) 524-1700
E-mail:	E-mail: Cheninger@ Payne and dolan. com
والمرافقة المتعارض والمتعارض والمتعا	ومراه والمراجعة والمراجع والمعتبين والمعتبين والمراجع والمتعبين والمعتبين والمعتبين
Address of site: 157 CTH MM BROOKL	YN, WI
(may need to be assigned)	
Township: OREGON	<b>~</b>
Parcel#: 050934 - 185010	Parcel #: 050936 - A5010
- 120010	- 18 0<10
raicei #.	Parcel #:
	$(l, b, Db, c) \land c$
Parcel #:	Parcel #:
Type of aggregate: SANF GRAVEL	Total site acreage:
	) (tal site acroage:
£ 1,136 00	
Plan review fees	
(Less than one acre: NO FEE, 1 to 25 acres: \$875.00, 25 to 50 acres: \$	71, 100.00, 110.00 110.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.0
	One it is not use possibility
Non-conforming: Yes or No	Conditional use permit #:  Effective Date
	Expiration Date:
Erosion control/Stormwater permit #:	Expiration Date:
Elosion connormator pointer.	
I hereby request on behalf of the applicant a non-metallic mining p	permit. I certify, as aduly authorized representative or agent that the
1 1/14-1 - have will comply with the statewide non-metallic !	mining reclamation standards established in ss. NR 135.05 infough
NO 175 15 Win Adm Code The annicant surees to provide to D	ane County an annual lee as established by county of diffarce and
site access for county officials necessary to evaluate this application	n and ensure compliance with a persuit. Also, mancial assurance
standards as established in Ch. 14141 of Dane County Code of Or	dinances.
And Sand since turns (Sa S/Min)	Date: January 21, 2016
Applicant signature.	
If the person applying (submitting the application in person, at	the counter) is not the landowner, a notarized statement
authorizing the applicant to act as the landowner's agent must l	oe attacrieu.
	Date:
Permit received by:	Date.
Permit reviewed by:	Date:
t citilities ie wen b).	•

This application must be submitted in person M - F, 8 A.M. - 4 P.M., with two copies of all permit materials to:

Dane County Zoning, 210 Martin Luther King Jr. Blvd. Room 116, Madison, WI

### Non-metallic Mining Reclamation Application Checklist

Applicant			
Plan Requirement	I Location in Plan - page number	Į.	ı
boundaries, aerial extent, geologic composition and depth of the deposit, the distribution, thickness and type of soil, the approximate elevation of ground water, the location of surface waters and the existing drainage patterns.	TAB 3 / TAB 7		
Biological resources - plant communities and wildlife use at and adjacent to the site.	7433		
3. Existing topography - contour maps of the site at ten foot contour intervals.	7487		_:
4. Location of manmade features - on or near the site.	TAB 3 / TAB 7		
5. Plan view - (existing mines) showing the location and extent of land previously affected by non-metallic mining.	TAB 7		
Post-mining land use - consistent with local land use plans/local zoning.	74B 3/TAB7		
7. Under exclusive agricultural zoning?	YES		
Reclamation measures - description of the proposed reclamation, including methods and procedures to be used and a proposed schedule for the completion of reclamation.	THOS 3		
9. Proposed earthwork and reclamation - final slope angles, high wall reduction, benching and terracing.	743 3/143 7		
10. Methods of topsoil - topsoil substitute material removal and storage.	7748 3		
11. Anticipated topography of the reclaimed site.			
12. Plan map that shows surface structures - after the cessation of mining.			
13. Estimated cost of reclamation.	7AB 3	<u> </u>	
14. Revegetation plan - shall include timing and methods of seed bed preparation, rates and kinds of soil amendments, seed application timing, methods and rates, mulching and any other techniques needed to accomplish soil and slope stabilization.	74B3		
15. Standards for revegetation - may be based on the percent of vegetative cover, productivity, plant density, diversity or other applicable measures.			
16. Erosion control and stormwater - chapter 14 requirements.	74B3		
17. Description of interim reclamation.	7433		· · · · · ·
18. Financial assurance - \$1500/acre.	7AB3 .		

### TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE Submittal Fee: \$100.00 each submittal plus \$20.00 per additional petition.\*

1. NAMES — Owner KLAHN REVOCABLE Applicant (if other than Owner)
1. NAMES — Owner WIAHA REVOCABLE Applicant (if other than Owner)  Name ETTATE, LLC TRUST Name PAYHE & DOLAN, THC, ATM. CLINT  Street PO BOX 44284 (SOCIH MM)  Street M3 W 23650 BADING ER PLA WENINGER
Name ETTATE, LLC TRUST Name PAYNE & COLAN, INC. AIN. CCINI
Street MADISON, WI BROOKLYN, WI STIEST NAME PHYNE & WENINGER NO WENINGER NAME PHYNE & WENINGER NO WENINGER
MANUFORD MILES
Phone: Days (242) Cell (242) 366-5429
524-1700 -185010 -195010
City, State, Zip 53744-4284 53521 City, State, Zip 0000 (262) 366-5729  Phone: Days Cell Phone: Days(262) Cell (262) 366-5729  2. PROPERTY LOCATION 524-1700 - 180510 - 180510  Section: 36 Property size: 143 AMProperty zoning: A15A2 Parcel No(s): 050936-180620 - 480020  Property Address 57 CPU mm, RNOOKLYN, WI
Section: 36 Property size: 143 Art Property zoning: 41 7442 Parcel No(s): 258 156 1806 10 - 481 000
Property Address 57 CALMM, RROOKLYN, WI
3. REQUEST: Applicant must review town ordinance requirements for submittal. Applicant is also
responsible for filing necessary paperwork with the County.
Nonresidential Site Plan Review (Ordinance 10.1.9)
Required for any construction, expansion or conversion of structures other than single family residences,
agricultural structures or agricultural accessory buildings.
2. Submit 13 sets of site plans.
3. Submit the Site Plan Review Application.
4. Site Plan Review for
Land Division of Certified Survey (viab (CSM) (Ordinance 10.10.4)
1. Required for any land division that creates 2, but not more than 4 lots.  2. A sequired for any land division that creates 2, but not more than 4 lots.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies Proposed & Final Certified Survey Map (CSM).
Submit the Town of Oregon Land Division Application.
<ol><li>Submit a copy of the completed Dane County Land Division Application.</li></ol>
<ol><li>If applicable, may require approval from the Village of Oregon.</li></ol>
7. Reason for land division
Plat or Subdivision (Ordinance 10.10.4)
Required for any land division that creates 5 or more lots or a subdivision.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies of Preliminary & Final Plat.
4. Submit the Town of Oregon Land Division Application.
<ul><li>5. Submit a copy of the completed Dane County Land Division Application</li><li>6. If applicable, may require approval from the Village of Oregon.</li></ul>
If applicable, may require approval from the village of Oregon.     Reason for plat or subdivision
Zoning Amendment
Required for any change in zoning district.
2 Zoning change from District to District for acres
3. Submit a copy of the completed Dane County Zoning Change Application.
/ /4. Reason for change
Conditional Use Permit (CUP)
1. Required for any change in the use of property that requires a conditional use in the zoning district.
2. Submit a written statement of the intended use of the property.
3. Submit a copy of the completed Dane County Application for a Conditional Use Perint (COF).
3. Submit a copy of the completed Dane County Application for a Conditional Use Permit (CUP).  4. Conditional Use Permit for パントライン アングロー フィー・フィー・フィー・フィー・フィー・フィー・フィー・フィー・フィー・フィー・
Toping Code
<ol> <li>Required for any request for variance from the County Zorning Code.</li> <li>Submit a copy of the completed Dane County Variance Application</li> </ol>
3. The Applicant will receive a letter from the Town acknowledging that they informed the Town of
their intent to apply for a Variance. *Required by Dane County.
4. Variance for
4. SIGNATURE ( SIGNATURE SIGNATURE) 21, 2016
( Servery of John Co
Owner (signature is mandatory) Date Applicant (if other than Owner) Date

<sup>\*</sup> Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.

### 4) Agreement for Services

#### AGREEMENT OF SERVICES EIMBURSABLE BY PETITIONER/APPLICANT

The Town may retain the services of professional consultants (including planner, engineers, architect, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the Town's review of proposal coming before the Plan Commission and Town Board. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional services applicable to the proposal. The Town may apply the charges for these services to the Petitioner. The Town may delay acceptance of the application of petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property. The Petitioner shall be required to provide the Town with an executed copy of the following form as a perquisite to the processing of the development application:

AGREEMENT AS TO COSTS WITH THE TOWN OF OREGON WINGRA REME ESTATE LLC
PAYNE & BOLAN, INC., the applicant/petitioner for What Periods Thust (Nature of application/petition)
(Nature of application/petition)  dated איישארץ און, 20 ( agrees, in addition to those normal costs payable by an applicant /petitioner
(e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or
petitioned for requires the Town of Oregon, in the judgement of its staff, to obtain additional professional
services(e.g. engineering, surveying, planning, legal) than normal would be routinely available "in house" to enable
the Town to properly address, take appropriate action on, or determine the same, applicant/petitioner shall
reimburse the Town for the costs thereof.
Date this 2 (5) day of Hanney 20 (6)  Signature & Title of Applicant/Petitioner

5) Submittal Form Letter

Please submit a letter explaining the reason for the land division application.

SEE ATTACHED BINNER FOR CUP INFORMATION

6) Compliance: The Applicant must comply with all the General Provision outlined in Ordinance 10.10.1-2. No building permits will be issued until the applicant has complied with all requirements.

January 19, 2016

Mr. Roger Lane
Dane County Department of Planning & Development
210 Martin Luther King Blvd, Room 116
Madison, WI 53703

Subject: Conditional Use Permit Application

Dear Mr. Lane:

Wingra Real Estate, LLC hereby acknowledges and approves of the Conditional Use Permit Application for mineral extraction on our property located on CTH MM in the Town of Oregon being submitted by Payne & Dolan. We also authorize Payne & Dolan, Inc. - N3 W23650 Badinger Road, Waukesha, WI 53187 - to act as the specified agent to speak on the owner's behalf as it relates to the aforementioned conditional use application.

Thank you for your time and consideration in this matter. If you have any questions and/or need additional information, please do not hesitate to contact me at (608) 271-5555.

Sincerely,

Wingra Real Estate, LLC.

Steve Shea

Member

### **Legal Description**

Wingra Real Estate Property: Being a part of the SE ¼ of the NE ¼ Section 36, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows: Commencing at the East ¼ said Section 36, said point being the place of beginning of the lands to be described; thence S88°48′59″W along the south line of said NE ¼ Section, 2014.04 feet to a point on the East line of the Railroad right-of-way; thence N22°51′05″W along said east line, 2150.82 feet; thence N88°59′17″E along said east line, 107.74 feet; thence N22°51′05″W along said east line, 700.00 feet; thence N88°59′17″E, 316.52 feet; thence N88°59′38″E, 2102.69 feet; thence S00°13′15″W, 1138.69 feet; thence N88°59′38″E, 582.39 feet to a point on the east line of said NE ¼ Section 36; thence S00°37′52″E along said east line 1501.52 feet to the place of beginning.

Said lands containing 6,026,112 square feet or 138.340 acres of land, more or less (gross, to center line of County Trunk Highway "MM").

Klahn Revocable Trust Property: Being a part of the NE ¼ of the SE ¼ Section 36, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows: Commencing at the East ¼ corner said Section 36; thence S88°48′52″W along the north line of said SE ¼ Section 36, 406.07 feet to the place of beginning of the lands to be described; thence S00°37′24″E along the west line of Lot 1 of Certified Survey Map No. 10112, 430.00 feet; thence S88°48′52″W, 500.00 feet; thence N00°37′24″W, 430.00 feet to a point on the north line of said SE ¼ Section 36; thence N88°48′52″E along said north line, 500.00 feet to the place of beginning.

Said lands containing 214,990 square feet or 4.935 acres of land more or less.

## EDGEWOOD

14-95 BEECH-WOOD TRAL • NEW BERLIN • WISCONSIN 63101 (262)366-5749 • fax (262)797-6329

#### SKETCH OF LANDS

PREPARED FOR.

PAYNE & DOLAN INC./WINGRA PROPERTY

LOCATION:

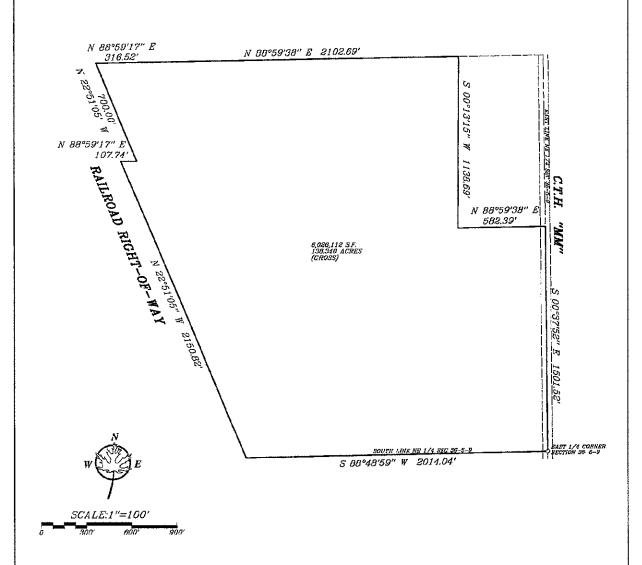
C.T.H. "MM", TOWN OF OREGON, DANE COUNTY, WISCONSIN

LECAL DESCRIPTION:

Being a part of the SE 1/4 of the NE 1/4 Section 36, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows: Commencing at the East 1/4 corner said Section 36, said point being the place of beginning of the lands to be described; thence 58674655"W along the south line of said NE 1/4 Section 36, 2014.04 feet to a point on the East line of the Railroad right-of-way, thence NE875'105"W along said east line, 2150.82 feet; thence NE86'59'17"E along said east line, 107.74 feet; thence NE875'105"W along said east line, 700.00 feet; thence NE875'17"E, 316.52 feet; thence NE859'38"E, 2102.69 feet; thence NE875'38"E, 132.69 feet; thence NE875'38"E, 202.69 feet; thence NE875'38"E, 2102.69 feet; thence NE875'38"E, 202.69 feet; thence NE875'38"E, 202.69 feet; thence NE875'38"E, 2102.69 feet; thence NE875'38"E,

JANUARY 12, 2016

MSC-1019(2)



14195 BEEC-WOOD TRAIL • NEW BERLN • WISCONSIN 53151 (252)366-5749 • fax (262)797-6329

#### SKETCH OF LANDS

PREPARED FOR:

PAYNE & DOLAN INC./KLAHN PROPERTY

LOCATIONS

C.T.H. "MM", TOWN OF OREGON, DANE COUNTY, WISCONSIN

LEGAL DISCRIPTION:

Being a part of the NE 1/4 of the SE 1/4 Section 36, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
Commencing at the East 1/4 corner said Section 36; thence SUB"4U"62"W along the north line of said SE 1/4 Section 36, 406.07 feet to the place of beganning of the lands to be described; thence SUB"3U"72"4"E along the west line of Lot 1 of Certified Survey Map No 10112, 430.00 feet; thence SUB"4B"52"W, 500.00 feet; thence NOO"37"24"W, 430.00 feet to a point on the north line of said SE 1/4 Section 36; thence NOB"4B"52"E along said north line, 500.00 feet to the place of beginning.
Said lands containing 214,990 square feet or 4.935 acres of land, more or less.

MSC-1019(1)

