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PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, MARCH 26, 2015 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of Planning & Development Meeting held Thursday, March 12, 2015
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
    A. **Action Item:** Public Hearing Shoreland Conditional Use Permit – Harold Traynor Revocable Living Trust
    B. **Action Item:** Shoreland Conditional Use - Harold Traynor Revocable Living Trust
    C. **Action Item:** Request to reduce Shoreland Conditional Use Application Fee – Harold Traynor Revocable Living Trust
6. Finance
    A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
7. Committee Reports
8. Directors Report
    A. Orfordville CDBG – Housing Monitoring Report
9. Adjournment

Future Meetings/Work Sessions
April 9, 2015 (8:00 am)
April 23, 2015 (8:00 am)
May 14, 2015 (8:00 am)
May 28, 2015 (8:00 am)

AGN015005

March 3, 2014

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Harold Traynor Revocable Living Trust for a Conditional Use Permit for activities associated with a Non Metallic Mining facility. Construction will take place within the Shoreland District of a navigable body of water located on Wisconsin Department of Natural Resources land and Otter Creek. This request is being made in compliance with Section 4.208 of the Rock County Shoreland Zoning Ordinance.

The property is located in the S1/2 of Section 12 and NW1/4 of Section 13 of Milton Township. More commonly known as 7030 E County Rd. N, Milton, WI.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, March 26, 2015.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Colin Byrnes
Acting Director of Planning, Economic & Community Development

LG2015 004 Traynor

ROCK COUNTY GOVERNMENT

Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit 2015 001 – Harold Traynor Revocable Living Trust - Parcel 6-13-102.01, 7030 E. County Rd. N, S1/2 of the NW1/4 Section 13, Milton Township

DATE: March 17, 2015

Summary:

Zoning of Shorelands Rock County Code of Ordinances (Chapter 4 Part 2 Subpart 1) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits (CUP). These types of permits require a public hearing, review and action (to deny, approve or approve with conditions) by the Planning & Development Committee.

Per Section 4.213(3)(B) The Planning & Development Committee shall state, in writing, the grounds for granting or denying a conditional use permit.

Per Section 4.213(3)(C) Standards Applicable to All Conditional Uses. In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.
5. The location of the site with respect to existing or future access roads.
6. The need of the proposed use for a shoreland location.
7. Its compatibility with uses on adjacent land.
8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system.
9. Location factors under which:
   a. Domestic uses shall be generally preferred;
   b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;
   c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 4.208 outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more that 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Planning & Development Agency Staff has received a request from the Harold Traynor Revocable Living Trust for a Shoreland Conditional Use Permit (CUP) for disturbing ground and placing fill adjacent to a navigable body of water located on Wisconsin Department of Natural Resources land which includes uplands and wetlands. This application proposes to construct a gravel pit and wash plant.

Recommendation(s) or Action(s):

P&D Agency Staff recommends denial of the Shoreland Conditional Use Permit to construct the gravel pit and wash plant for the following reasons:

1. The negative impact upon the adjacent lands, in particular public lands, does not meet the requirements of Section 4.213(3)(C) Standards Applicable to All Conditional Uses.

   Generally:

   The CUP Application indicates a gravel pit can operate and then be reclaimed with Shoreland impacts that are acceptable in light of the landowner's desire to sell sand and gravel to meet the material demands of concrete production and road projects. It is suggested that this arrangement is also financially reasonable, given associated costs with aggregate production and procurement. The Applicant states these factors should give the Planning & Development Committee cause to approve the CUP.

   But, costs in terms of impact to the adjacent State of Wisconsin Wildlife Area are not quantified. The price the public pays to replicate this type of environment, enjoyed for various outdoor activities, is more than likely greater than the financial benefits accrued by the applicant and operator. Given the potential loss of funding (i.e. Knowles-Nelson Stewardship Funds) for any efforts to purchase additional lands, it is reasonable for the Planning & Development Committee to consider the current investment in this area in its decision process.

   Are the benefits delineated by the Applicant outweigh the potential risk of the public's investment in this State Wildlife Area, even when considering the short and long term best management practices proposed in this project? It may be cheaper for the Applicant's customers to mine this location but, when considering the customers of the adjacent land the cost to the public maybe greater. Staff suggests an alternative location will better serve to protect the long term investment in public land.

   Specifically:

   a. The prevention and control of water pollution including sedimentation.

      The "Traynor Gravel Pit - Operational Plan (Revised 3/2/15)" on page 3 states "Surface water management will be controlled using onsite sedimentation basins and engineered slopes so that water does not migrate out of the footprint or limits of the gravel pit." Page 13 of the same document states "Each phase for the gravel pit has a stormwater basin for containing and handling a 10-year 24 hour storm event." Typical requirements concerning flooding, with respect to County Ordinances, use a 100-year storm event in basin calculations. Therefore, it will be problematic if water is not contained on site and sedimentation is allowed to flow into the adjacent waterbody and wetlands.

b. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.

   The revised FEMA Floodplain Maps indicate the adjacent water body, wetland and some uplands are now considered within the Floodplain. Problematically, the Report indicates sedimentation will occur. This will serve to reduce the functionality of the water body and wetland to mitigate flooding caused by storm events.

c. The need of the proposed use for a shoreland location.

   This land use in this location needs to be justified by the applicant. Can the need for the desired resource be met in another location that does not negatively impact an adjacent water body and wetland area?

d. Its compatibility with uses on adjacent land.

   The Shoreland Zoning Ordinance requires the Planning & Development Committee to consider long term protection. Section 4.201(2) states the uncontrolled use of shorelands and pollution of the navigable waters of Rock County will adversely affect the public health, safety, convenience and general welfare and impair the tax base. The legislature of Wisconsin has delegated responsibility to the counties to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; and to preserve shore cover and natural beauty.

To protect the public trust in navigable waters, all of the required criteria for consideration of a Conditional Use Permit shall be met. In this instance that is not achievable. Therefore, the Staff recommends the request be denied.

DODGE CONCRETE

DODGE CONCRETE, INC.
READY MIX CONCRETE • MASON SUPPLIES

Beaver Dam	Genesee	Hartford	Jefferson	Oconomowoc	Watertown
(920) 887-7489	(262) 968-2448	(920) 673-7000	(920) 674-4310	(262) 567-2029	(920) 262-9099
FAX (920) 887-1022	FAX (262) 968-2728	FAX (262) 673-7100	FAX (920) 674-6553		FAX (920) 262-1989

Corporate Office: W6911 Silver Creek Road • Watertown, WI 53098 • Phone (920) 262-9099 • FAX (920) 262-1989

Mr. Colin Byrnes, Director
Rock County Planning, Economic & Development Agency
51 South Main St.
Janesville, WI 53545

March 5, 2015

Re: Traynor Gravel Pit – Non Metallic Mining – Shoreland Conditional Use Permit Application Tax Parcels 6-13-102.01 (112.270 acres) and 6-13-99 (106.860 acres) / (Total of 137 acres) in Sections 12 and 13, Town of Milton, Rock County, Wisconsin

Dear Mr. Byrnes:

Enclosed please find a completed Rock County shoreland conditional use permit application for the proposed Traynor gravel pit which is to be located on approximately 137 acres of property owned by Harold Traynor Revocable Living Trust c/o Scott Traynor, Town of Milton, Rock County, WI. This shoreland conditional use permit request is for both the mineral extraction – non-metallic mining (gravel pit) and the bridge replacement for the Otter Creek crossing. Our company has contracted with Mr. Scott Traynor to operate the Traynor gravel pit. Included with the shoreland conditional use permit application is a revised operational plan dated March 2, 2015. The revised plan incorporates changes / modifications that include environmental enhancements to the original plan that we believe will provide the necessary environmental protection and preservation of existing natural areas on the property. I have included a summary of the changes that we have made to the original plan along with engineered drawings as prepared by Farris, Hansen & Associates, Inc. The operational plan includes all 31 conditions of approval as adopted by the Town of Milton conditional use permit (January 12, 2015). Those conditions are highlighted in the operational report and also included as an appendix. Our company is requesting an approval period of not less than 7 years or September 15, 2022 consistent with condition #12 of the Town of Milton conditional use permit approval (CUP).

In summary, I am submitting for your review and distribution a completed Rock County shoreland conditional use permit application which includes 2 copies of the revised operational report and engineered drawings accompanied by an application fee of $1,200. It is my understanding the application fees were doubled for this request due to unresolved violation for the Traynor property. It would be our goal to remedy the violation and request a refund for overpayment. Based on the timing of this submittal we are requesting to be placed on the March 26th, 2015 regular scheduled monthly board meeting. I would appreciate if you would direct any engineering or permitting questions to Mr. Michael Ettner at Bluewater Consulting. Mr. Ettner can be reached at (262)770-8668. If you need to reach me for all other questions or inquiries regarding this application I can be reached at (920)262-9099.

Thank you for your time and courtesies.

Sincerely,

Steven Lulich
Vice President, Dodge Concrete, Inc.

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545
TEL: (608) 757-5587
FAX: (608) 757-5586
WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY

Application No. _____

Date Received _____

Received by _____

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Harold Traynor Revocable Living Trust c/o Mr. Scott Traynor			Telephone		(608) 295 - 7584	
Address	7030 E. County Rd. N	City	Milton	State	WI	Zip	53563

PROPERTY INFORMATION

LOCATION

Subdivision Name	N/A	Lot & Block	N/A
Lot Size	137.4 Acres	Present Use	Agricultural / Woodland
Present Improvements on Land	None		
Proposed Use or Activity	Mineral Extraction – Non Metallic Mining (Sand & Gravel) & Bridge Replacement – Otter Creek		

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	See Phased Engineered Design Drawings
Amount of disturbed area (square feet)	78 Acres or 3,397,680. Sqft.
Planned Completion Date	September 15, 2022

Any change in the approved permit requires review by this agency.
Any change without prior approval violates the ordinance and will subject applicant to legal action

(I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

Property Owner Scott A. Traynor OR Agent/Surveyor _____

Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____

Dodge Concrete, Inc.

Traynor Gravel Pit – Design & Operational Plan (Revised 3/2/15)

Changes / Modifications Summary

Below is a summary of those changes and modifications which have been made to the proposed Traynor Gravel Pit design and operational plan. These changes / modifications supersede the January 12, 2015 report and plan set. Also included for review is a conditional use permit (CUP) application for the Traynor bridge replacement for the Otter Creek crossing.

Gravel Pit – Design and Operational Plan Highlights:

- **Original gravel pit footprint included 3 phases of development totaling 68 acres.**

  Modification / Change.

  - *The revised / modified design of the gravel pit has been reconfigured so that now only 2 phases of development totaling 49 acres will be used for mineral extraction activities.*

  - *Benefits to reducing the footprint from 68 acres to 49 acres include.*
    - *Increased buffer or setbacks from neighboring properties.*
    - *Wooded areas that were located within the phase 3 area totaling approximately 17.9 acres will remain undisturbed.*
    - *Natural habitat for local wild life will be preserved allowing access to the neighboring marsh or watershed.*

- **Original operational area's used for staging equipment and temporary soil stockpiling included a total of 78 acres for disturbed areas.**

  Modification / Change.

  - The revised / modified design of the operational area's have been pulled back and reduced in size to 61 acres.

- Benefits to reducing the operational area's from 78 to 61 acres include.
  - Increased setback from marsh area.
  - Less overall soil disturbance to existing cropland.

➢ **Reforestation plan.**

Modification / Change

- The original reclamation plan for the proposed gravel pit did not include a reforestation plan. The revised plan matches 1:1 ratio for acres of disturbed or removed tree's to the number of acres of tree's that will be replanted associated with the development of the gravel pit. The total acres of tree's to be planted if phase 1 is developed are 14 acres. The total number of acres of trees to be planted if phase 2 is developed will be 24 acres.

- Benefits to reforestation for those acres displaced by the gravel pit development include.

  - Reestablishing healthy woodland of tree's under the guidance of the Wisconsin Department of Natural Resources.
  - New plantings to include a diversity of hardwood & conifer species to mitigate potential external factors such as climate, disease or insects. The Wisconsin native tree species to be planted are white pine, white spruce & red pine. Optional hardwood species to be planted are basswood, white oak, & black walnut.
  - Establishing an environmental corridor with neighboring properties that are wooded.
  - Restoring formally wooded area's to cropland to better improve use of the property for farming practices. For example, connecting existing cropland with newly restored areas. Improved access to fields.
  - Reestablishing natural habitat for native animals.
  - Initial development of the gravel pit will involve planting trees along the marsh and near a neighboring property for buffer and screening purposes.

Traynor Bridge Replacement – Otter Creek Crossing.

- Justification for replacing existing bridge.
  - Bridge is out dated and inadequate to support farm equipment and provide future vehicle access to the proposed Traynor gravel pit operations.
  - Earthen fill placed for construction of the existing bridge has constricted the stream channel compared to its natural width upstream and downstream.
  - Existing bridge constricts creek flow due to it's short length & clearance over the creek.

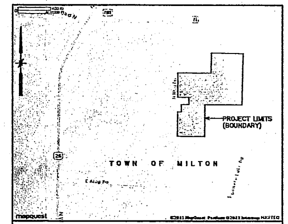
- Proposed bridge design.
  - The existing bridge will be removed and replaced by a new bridge in the same location.
  - A goal of the bridge design is to cause zero increase in the regional flood elevation and no change in the floodway location, including on the Traynor property. The bridge design has been developed using hydraulic modeling to identify a design that does not have a floodplain impact relative to the existing bridge.
  - The proposed bridge design includes a 32-ft pre-cast concrete span supported by a cast in place concrete abutments. The slab will be 18 inches thick and 20 ft wide, and the deck elevation will be approximately 1 foot higher than the existing bridge.

- Supporting hydraulic calculations & analysis.
  - A hydraulic model was constructed using existing conditions for that portion of Otter Creek where the bridge is located.
  - The proposed conditions model shows that the new bridge will result in no increase in the regional flood elevation to 0.01 ft at any cross section upstream or downstream of the bridge.

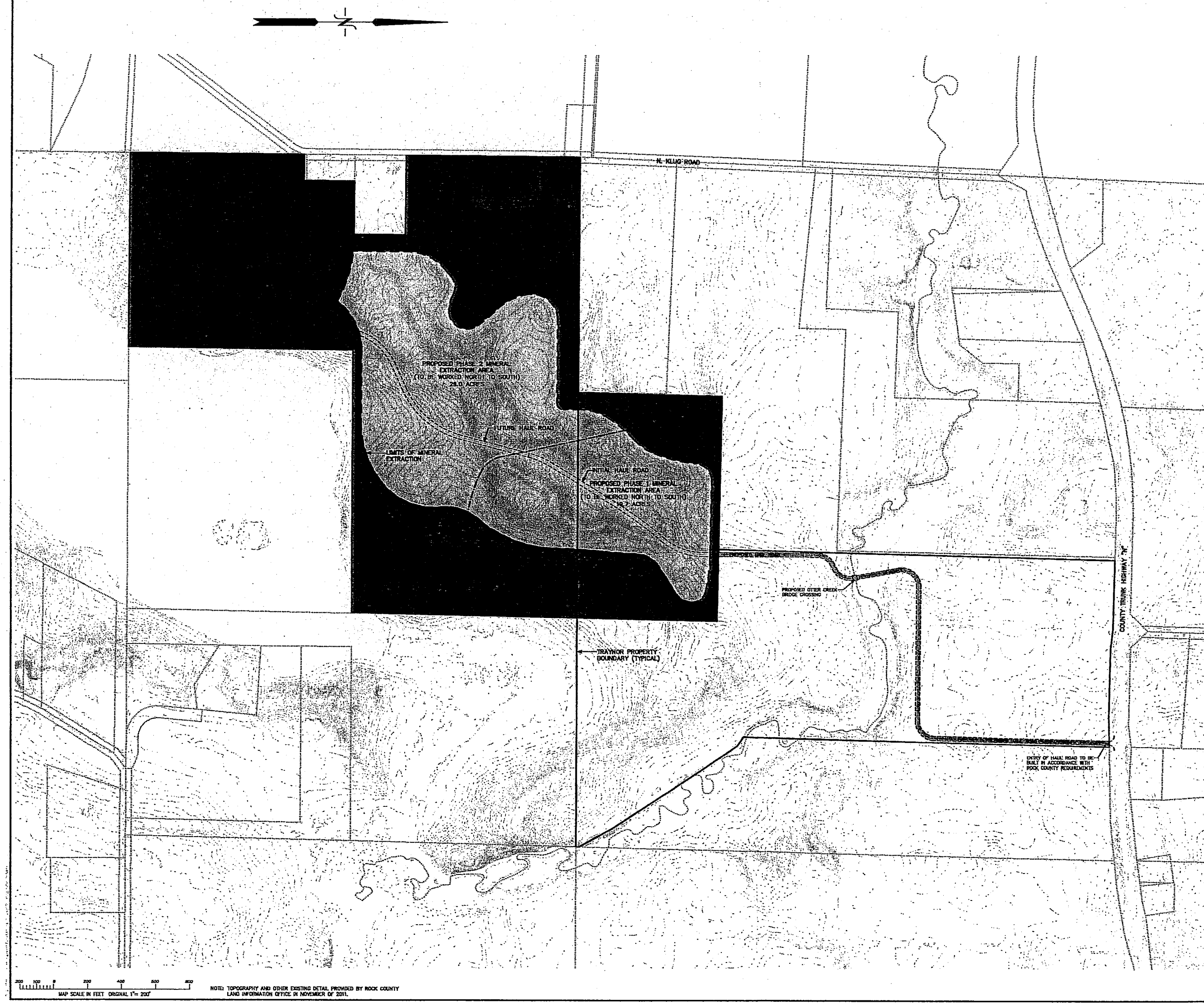
- Physical and required improvements for new bridge replacement.
  - Remove the exiting fill on the south side of the existing bridge to restore the original channel width, with a longer bridge to span the wider channel.
  - Construct the proposed access road at or below the existing ground surface in the floodway, except for the bridge approach ramps.
  - Trimming soil on the south bank of the creek downstream fo the bridge for a distance of approximately 150 ft to increase floodwater conveyance. The average depth of removal for soil will be approximately 1 ft.

MINERAL EXTRACTION, OPERATIONS & RECLAMATION
HAROLD TRAYNOR TRUST PIT
TOWN OF MILTON, ROCK COUNTY, WISCONSIN

REVISED (2/25/2013) PHASING & ACCESS PLAN
REVISED (11/17/2014) NEW OPERATOR–DODGE CONCRETE, INC.



LOCATION SKETCH



INDEX OF SHEETS
SHEET 1 – PHASING & ACCESS PLAN
SHEET 2 – MAP 1, LOCATION & FEATURES PLAN
SHEET 3 – MAP 2, OPERATIONS PLAN
SHEET 4 – MAP 4, DRAINAGE PLAN
SHEET 5 – MAP 5, FINAL RECLAMATION PLAN
SHEET 6 – SPECIFICATIONS & DETAILS

MINERAL EXTRACTION, OPERATIONS & RECLAMATION
HAROLD TRAYNOR TRUST PIT
REVISED PHASING & ACCESS PLAN
LOCATED IN PART OF SECTION 12 AND THE NW 1/4 OF SECTION 13, T4N, R13E
TOWN OF MILTON, ROCK COUNTY, WISCONSIN

– WORK ORDERED BY –
DODGE CONCRETE, INC.
W8911 SILVER CREEK RD.
WATERTOWN, WI 53098

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
3/21/2012–KB UPDATE PHASING
2/25/2013 – LK PHASE NUMBERS, SHEET NUMBERS, TURTLE FENCE, SHEET INDEX, ETC.
11/17/2014–KB NEW OPERATOR
3/2/2015–KB ADJUST PHASE 2 & COLOR

PROJECT NO. 8471.14
DATE 11/17/2014
SHEET NO. 1 OF 6

6

MINERAL EXTRACTION, OPERATIONS & RECLAMATION

HAROLD TRAYNOR TRUST PIT

TOWN OF MILTON, ROCK COUNTY, WISCONSIN

OPERATIONS PLAN

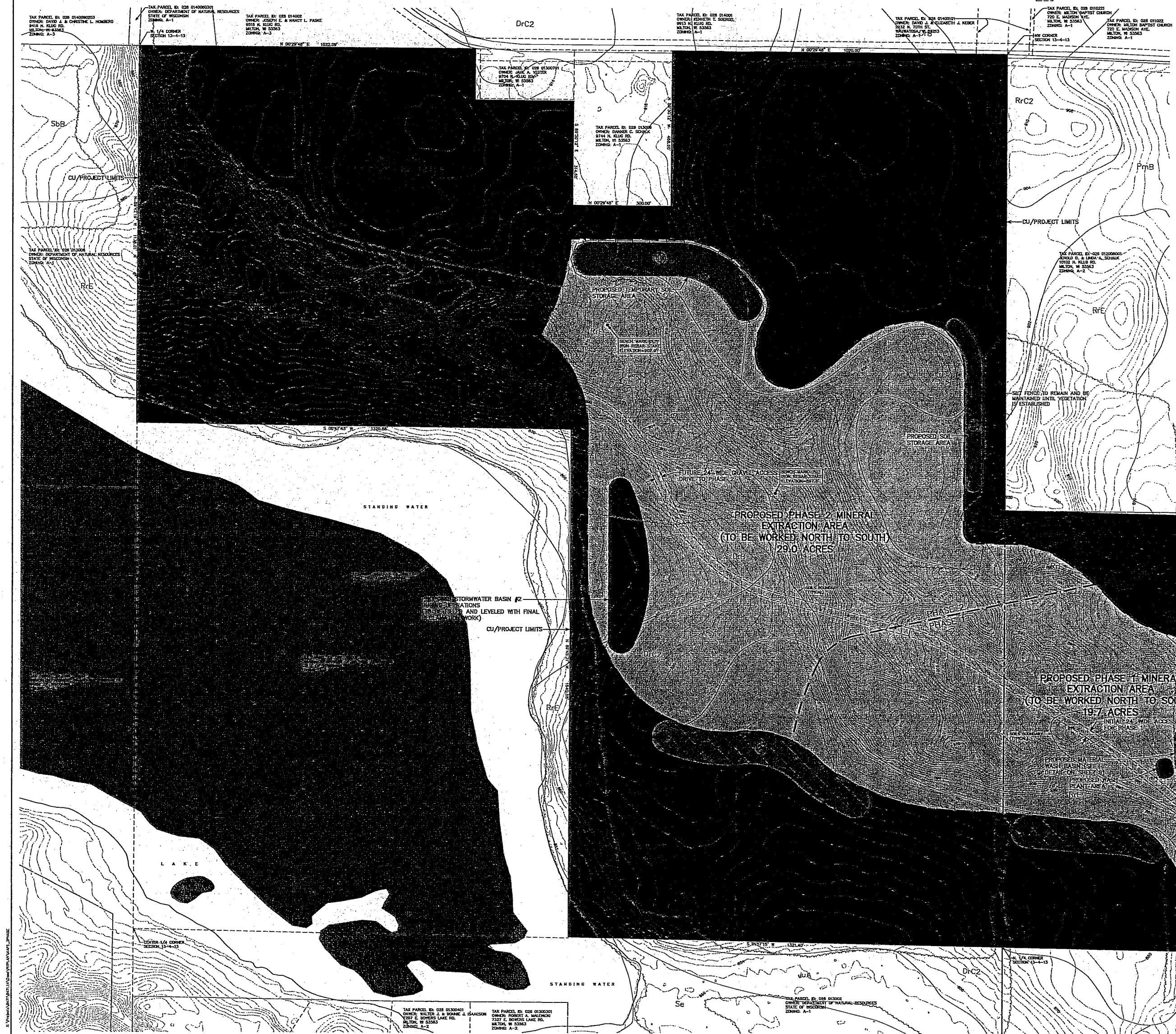
SOILS ON SITE SUMMARY:

- DrB – DRESDEN SILT LOAM, 2–6% SLOPES
- RrE – RODMAN-LORENZO COMPLEX, 30–45% SLOPES
- DrC2 – DRESDEN SILT LOAM, 6–12% SLOPES, ERODED
- SbB – ST. CHARLES SILT LAM, GRAVELLY SUBSTATUM, 6–12% SLOPES, ERODED
- PmB – PLANO SILT LAM, GRAVELLY SUBSTATUM, 2–6% SLOPES
- CaC2 – CASCO LOAM, 6–12% SLOPES, ERODED
- DrD2 – DRESDEN SILT LOAM, 6–12% SLOPES, ERODED

SOURCE BENCH MARK:
KOSHKONONG 5 GPS
PID: DG4896 (NGS)
ELEVATION=878.07

LEGEND

- EXISTING LAND CONTOURS (FROM COUNTY)
- PROPOSED GRADING FINISHED CONTOURS
- EXISTING SOILS (TRACED FROM SOIL SURVEY)
- EXISTING ZONING LINE (FROM COUNTY)
- EXISTING TREE LINE (TRACED FROM 2010 AERIAL)
- PROPOSED LIMITS OF MINERAL EXTRACTION
- PROPOSED SOIL STORAGE AREAS
- PROPOSED SEDIMENT BASINS

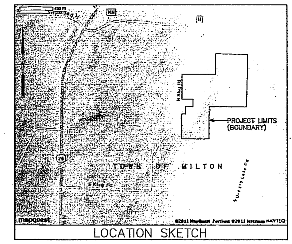


NOTE: WASH PLANT WILL BE PORTABLE & MAY BE MOVED TO THE PHASE 2 OPERATIONS AREA IN THE FUTURE.

MAP SCALE IN FEET ORIGINAL 1"= 100'

NOTE: SURVEY INFORMATION & LEGAL DESCRIPTION SURVEY OF RECORD PREPARED BY COMBS & ASSOCIATES, INC. DATED 12/16/10 AND OTHER RECORDS.

NOTE: TOPOGRAPHY AND OTHER EXISTING DETAIL PROVIDED BY ROCK COUNTY LAND INFORMATION OFFICE IN NOVEMBER OF 2011.



LOCATION SKETCH

LEGAL DESCRIPTION – CONDITIONAL USE PARCEL
FROM NOTICE OF LEASE RECORDED ON 3/17/2011 AS DOCUMENT NO. 1916171

Part of the NW 1/4 of Section 13, Township 4 North of Range 13 East of the 4th P.M., Township of Milton, Rock County, Wisconsin, described as follows: Beginning at an iron pin at the NW corner of said Section; thence S89°44'05" E., 2703.81 feet to a stone monument at the North 1/4 corner of said Section; thence S.1°17'15"W., along the North-South centerline of said Section, as monumented, 1321.40 feet to the South line of the North 1/2 of the NW 1/4 of said Section as monumented; thence N. 89°45'31" W., along said South line, 1540.68 feet to an iron pin on the West line of the East 12 rods of the SW 1/4 of the NW 1/4 of said Section, as monumented; thence S.0°47'43" W., along said West line, 1320.88 feet to the East-West centerline of said Section, as monumented; thence N.89°42'19" W., along said East-West centerline, 1138.02 feet to a stone monument at the West 1/4 corner of said Section; thence N. 0°29'48" E., along the West line of the NW 1/4 of said Section, 1022.09 feet to a line 15.0 feet South of and parallel with the South line of a Certified Survey Map recorded in Volume 5, Page 353 of Certified Survey Maps of Rock County, Wisconsin, as Document No. 849338; thence S.89°30'12" E., along said parallel line, 154.0 feet to an iron pin; thence N. 0°29'48" E., 300.00 feet to an iron pin on the South line of a Certified Survey Map recorded in Volume 34, Pages 126-129 of Certified Survey Maps of Rock County, Wisconsin as Document No. 1909815; thence S.89°30'12" E. 314.60 feet to the SE corner of said Certified Survey Map; thence N. 0°29'48" E., 300.00 feet to the NE corner of said Certified Survey Map; thence N. 89°30'12" W., 468.60 feet to the NW corner of said Certified Survey Map; thence N. 0°29'48"E., along the West line of the NW 1/4 of said Section, 1020.0 feet to the place of beginning.

And also;

Part of the S1/2, SE1/4, SW1/4, Section 12, T.4N. – R.13E., Milton Twp., Rock County Wisconsin.

EXCEPTING THEREFORM LOWLAND CONSERVANCY AREAS.

SITE SUMMARY:

EXISTING ZONING:	A-1 ZONING
CONDITIONAL USE/PROJECT AREA:	~137.36 ACRES
MINERAL EXTRACTION AREA:	~49 ACRES
LAND DISTURBANCE AREA:	~61 ACRES

NOTE: THE PHASE I AREA WILL BE EXCAVATED FIRST. THE STAGING AREAS FOR THE STOCKPILING OF AGGREGATES WILL HAVE THE SOILS SALVAGED. AS THE EXCAVATION IN PHASE I IS NEARING COMPLETION, PHASE II WILL BECOME THE MAIN AREA OF EXCAVATION. STOCKPILING WILL STILL OCCUR IN PHASE I. PHASE I WILL BE RESTORED FROM NORTH TO SOUTH AS EXCAVATION PROCEEDS FROM NORTH TO SOUTH IN PHASE II. PHASE I IS SEPARATED INTO THREE STEPS MOVING NORTH TO SOUTH.

MAP 2

MINERAL EXTRACTION, OPERATIONS & RECLAMATION
HAROLD TRAYNOR TRUST PIT
OPERATIONS PLAN
LOCATED IN PART OF THE NW 1/4 OF SECTION 13, T4N, R13E
TOWN OF MILTON, ROCK COUNTY, WISCONSIN

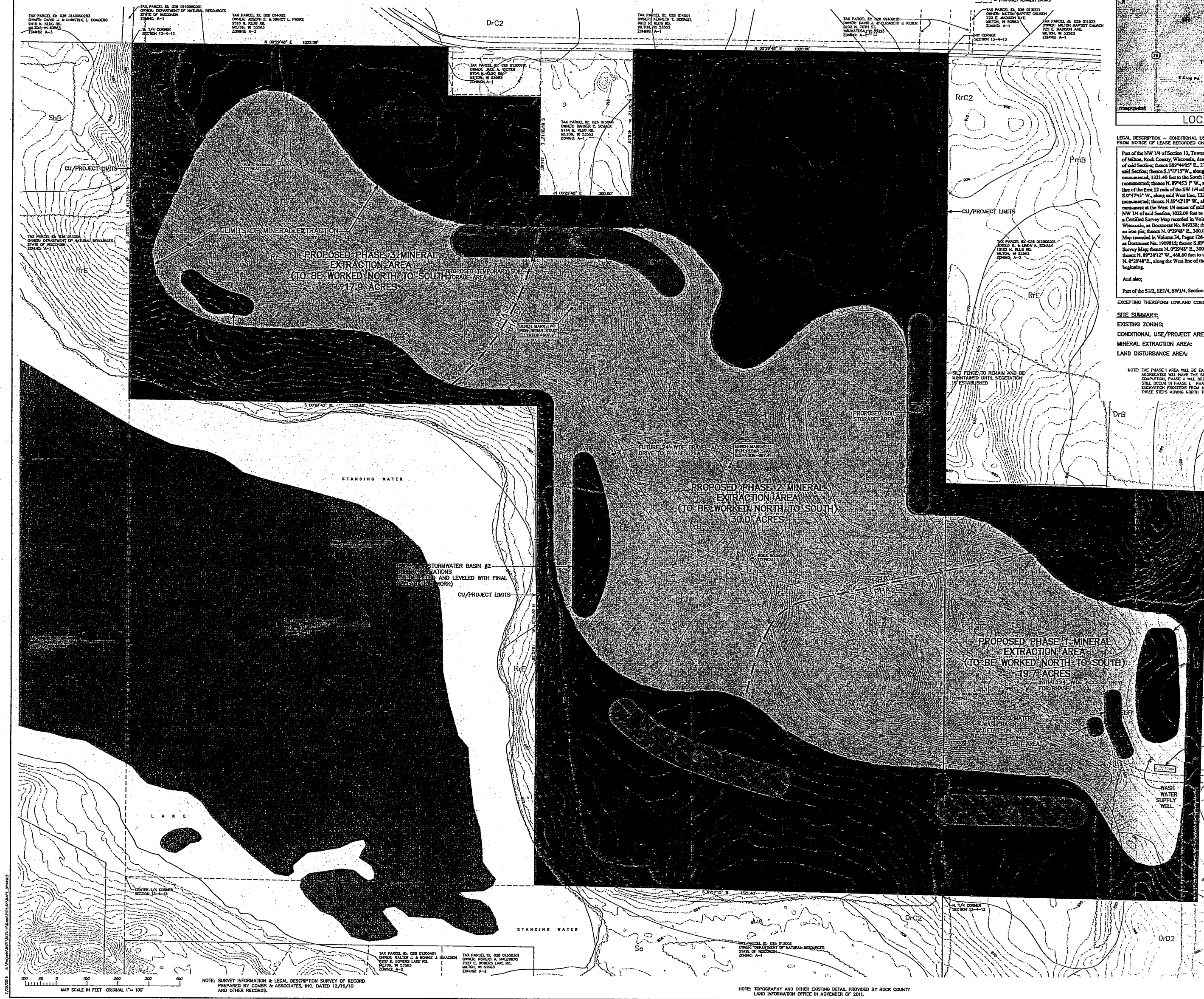
– WORK ORDERED BY –
DODGE CONCRETE, INC.
W6911 SILVER CREEK RD.
WATERTOWN, WI 53098

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
5/15/2012–KB REVISE PHASING, ACCESS & PROPOSED DETAILS
5/21/2012–KB UPDATE PHASING
2/25/2013 – LK PHASE NUMBERS, SHEET NUMBERS, TURTLE FENCE, SHEET INDEX, ETC.
11/17/2014–KB NEW OPERATOR
02/19/2015–KB ADJ. PHASE 2 & COLOR

PROJECT NO. 8471.14
DATE 11/17/2014
SHEET NO. 3 OF 6

MINERAL EXTRACTION, OPERATIONS & RECLAMATION
HAROLD TRAYNOR TRUST PIT
TOWN OF MILTON, ROCK COUNTY, WISCONSIN
OPERATIONS PLAN



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MAP SCALE IN FEET ORIGINAL 1"= 100'

LOCATION SKETCH

LEGAL DESCRIPTION – CONDITIONAL USE PARCEL
FROM NOTICE OF LEASE RECORDED ON 3/17/2011 AS DOCUMENT NO. 1916171

Part of the NW 1/4 of Section 13, Township 4 North of Range 13 East of the 4th P.M., Township of Milton, Rock County, Wisconsin, described as follows: Beginning at an iron pin at the NW corner of said Section; thence S89°44'05" E., 2703.81 feet to a stone monument at the North 1/4 corner of said Section; thence S.1°17'15"W., along the North-South centerline of said Section, as monumented, 1321.40 feet to the South line of the North 1/2 of the NW 1/4 of said Section as monumented; thence N. 89°45'31" W., along said South line, 1540.68 feet to an iron pin on the West line of the East 12 rods of the SW 1/4 of the NW 1/4 of said Section, as monumented; thence S.0°47'43" W., along said West line, 1320.88 feet to the East-West centerline of said Section, as monumented; thence N.89°42'19" W., along said East-West centerline, 1138.02 feet to a stone monument at the West 1/4 corner of said Section; thence N. 0°29'48" E., along the West line of the NW 1/4 of said Section, 1022.09 feet to a line 15.0 feet South of and parallel with the South line of a Certified Survey Map recorded in Volume 5, Page 353 of Certified Survey Maps of Rock County, Wisconsin, as Document No. 849338; thence S.89°30'12" E., along said parallel line, 154.0 feet to an iron pin; thence N. 0°29'48" E., 300.00 feet to an iron pin on the South line of a Certified Survey Map recorded in Volume 34, Pages 126-129 of Certified Survey Maps of Rock County, Wisconsin. as Document No. 1909815; thence S.89°30'12" E. 314.60 feet to the SE corner of said Certified Survey Map; thence N. 0°29'48" E., 300.00 feet to the NE corner of said Certified Survey Map; thence N. 89°30'12" W., 468.60 feet to the NW corner of said Certified Survey Map; thence N. 0°29'48"E., along the West line of the NW 1/4 of said Section, 1020.0 feet to the place of beginning.

And also;

Part of the S1/2, SE1/4, SW1/4, Section 12, T.4N. – R.13E., Milton Twp., Rock County Wisconsin.

EXCEPTING THEREFORM LOWLAND CONSERVANCY AREAS.

SITE SUMMARY:

EXISTING ZONING:	A-1 ZONING
CONDITIONAL USE/PROJECT AREA:	~137.36 ACRES
MINERAL EXTRACTION AREA:	~68 ACRES
LAND DISTURBANCE AREA:	~78 ACRES

NOTE: THE PHASE I AREA WILL BE EXCAVATED FIRST. THE STAGING AREAS FOR THE STOCKPILING OF AGGREGATES WILL HAVE THE SOILS SALVAGED. AS THE EXCAVATION IN PHASE I IS NEARING COMPLETION, PHASE II WILL BECOME THE MAIN AREA OF EXCAVATION. STOCKPILING WILL STILL OCCUR IN PHASE I. PHASE I WILL BE RESTORED FROM NORTH TO SOUTH AS EXCAVATION PROCEEDS FROM NORTH TO SOUTH IN PHASE I. PHASE I IS SEPARATED INTO THREE STEPS MOVING NORTH TO SOUTH.

MAP 2

MINERAL EXTRACTION, OPERATIONS & RECLAMATION
HAROLD TRAYNOR TRUST PIT
OPERATIONS PLAN
LOCATED IN PART OF THE NW 1/4 OF SECTION 13, T4N, R13E
TOWN OF MILTON, ROCK COUNTY, WISCONSIN

– WORK ORDERED BY –
DODGE CONCRETE, INC.
W6911 SILVER CREEK RD.
WATERTOWN, WI 53098

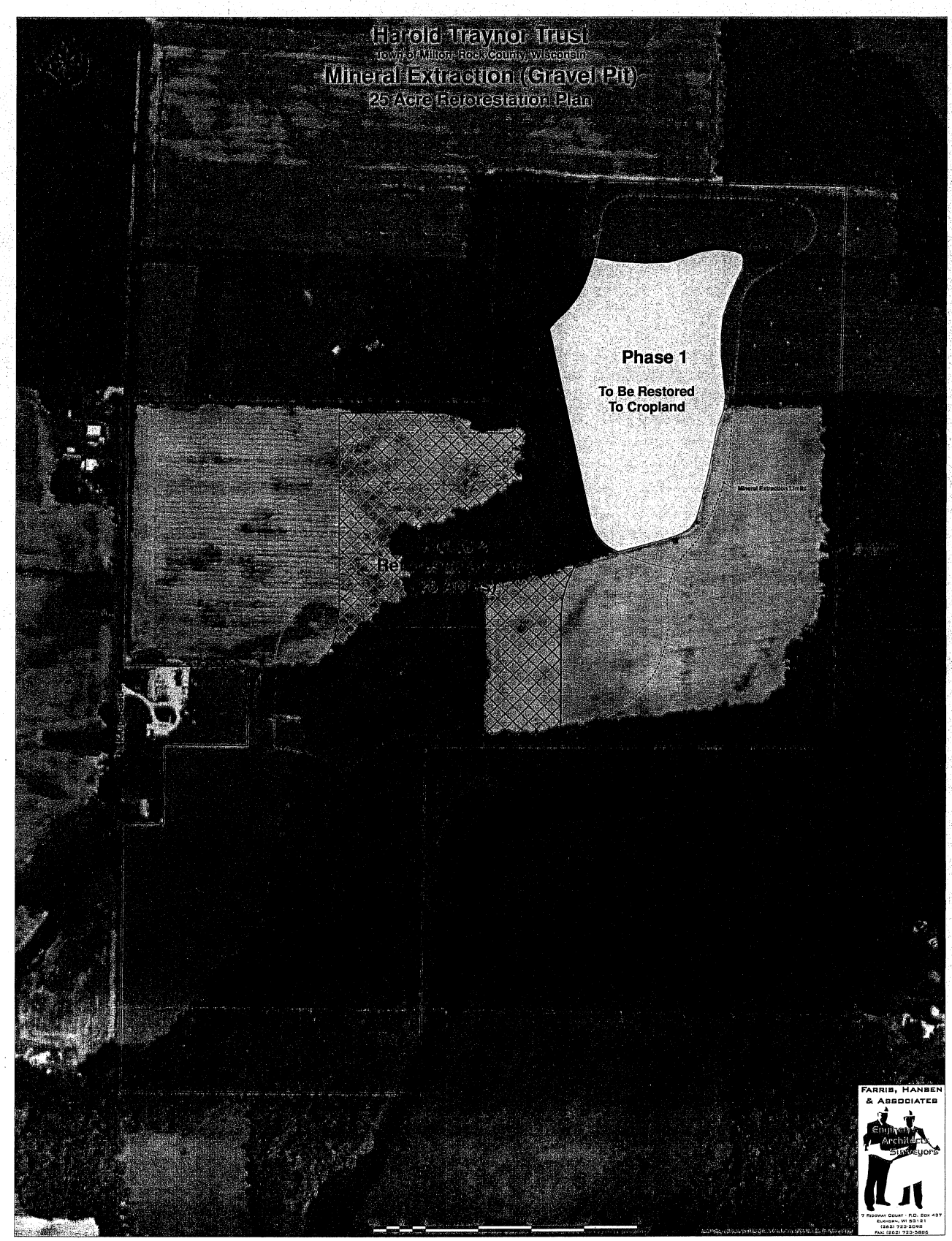
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
5/15/2012–KB REVISE PHASING, ACCESS & PROPOSED DETAILS
5/21/2012–KB UPDATE PHASING
2/25/2013 – LK PHASE NUMBERS, SHEET NUMBERS, TURTLE FENCE, SHEET INDEX, ETC.
11/17/2014–KB NEW OPERATOR
2/20/2015–KB ADJUST TSSPS & COLOR

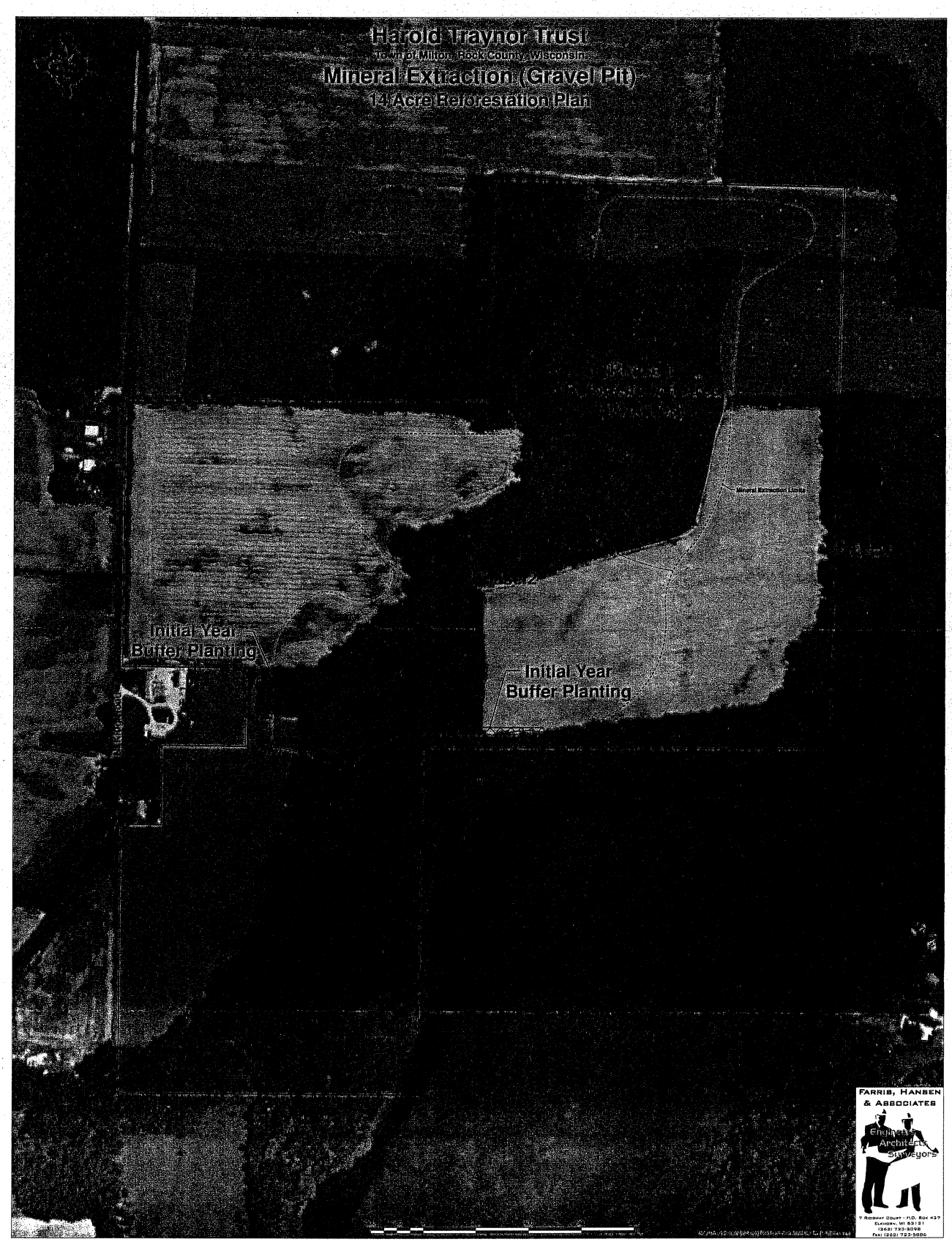
PROJECT NO.	8471.14
DATE	11/17/2014
SHEET NO.	3 OF 6

8

b


Harold Traynor Trust
Town of Milton, Rock County, Wisconsin
Mineral Extraction (Gravel Pit)
25 Acre Reforestation Plan
Phase 1
To Be Restored
To Cropland
Mineral Extraction Limits
Re
FARRIS, HANSEN
& ASSOCIATES
Engineers
Architects
Surveyors
7 Ridway Court · P.O. Box 437
Elkhorn, WI 53121
(262) 723-3048
Fax: (262) 723-5805

21


Harold Traynor Trust
Town of Milton, Rock County, Wisconsin
Mineral Extraction (Gravel Pit)
14 Acre Reforestation Plan
Mineral Extraction Limits
Initial Year Buffer Planting
Initial Year Buffer Planting
FARRIS, HANSEN & ASSOCIATES
Engineers Architects Surveyors
7 Ridway Court • P.O. Box 427
Elkhorn, WI 53121
(262) 723-3098
Fax: (262) 723-3886

Dodge Concrete, Inc.

Traynor Gravel Pit – Operational Plan (Revised 3/2/15)

Introduction:

Dodge Concrete, Inc. has identified an economically viable non metallic mineral deposit of sand and gravel suitable to supply two of its five redi-mix concrete plants located on the property owned by Harold Traynor Revocable Living Trust C/o Scott Traynor, located in Section 12 & 13, T.4N.- R.13E., Town of Milton, Rock County, Wisconsin (See Location Map Appendix 1). Dodge Concrete, Inc. has secured an operational lease with Scott Traynor to operate the proposed Traynor gravel pit. Dodge Concrete, intends to conduct all crushing, screening and washing activities at the Traynor site so that suitable aggregate materials (sand and gravel) can be hauled offsite and used for the production of concrete materials or for local road improvement projects found in Rock County. Dodge Concrete currently does not own or operate a gravel pit and obtains all of its aggregate materials from other 3rd party sources. Finding suitable aggregate material within close proximity to Dodge's redi-mix plants continues to be a challenge. Increasing material costs coupled by rising transportation costs to haul the material has caused Dodge Concrete, Inc. to pursue the Traynor gravel pit site.

Background:

On May 2, 2013, the Town of Milton approved a Conditional Use Permit (CUP) for the Harold Traynor Revocable Trust and Scott Traynor to conduct gravel pit operations, including extraction of materials and development of mineral resources to supply aggregate for STH 26 project and other local highway projects. The Town of Milton imposed a total of 31 conditions of approval as part of the CUP (See Appendix 2). Since the time of the Town of Milton's CUP approval of the Traynor Gravel Pit request, the original operator B. R. Amon & Sons, Inc. has been dissolved and is no longer in business. On December 8, 2014, the Town of Milton acted on a request from Dodge Concrete, Inc. to modify / change condition # 3 which does not allow the use of wash plants for screening and washing aggregate materials and condition # 12 which requires that all gravel pit operations cease by September 15, 2018, (See Appendix 4). A copy of the Town's CUP changes to condition # 3 and condition # 12 can be found in Appendix 3.

Operator:

The Traynor Trust and Scott Traynor have contracted with Dodge Concrete, Inc. to be the gravel pit operator. Dodge Concrete, Inc. was first established in the town of Beaver Dam in 1985. Dodge Concrete now currently operates five concrete redi-mix plants located in Watertown, Beaver Dam, Jefferson, Genesee, and Hartford, Wisconsin. Dodge Concrete also maintains a fleet of over 45 state of the art front discharge mixers and employs on average 60 fulltime people. Dodge Concrete, Inc. is owned and operated by Mr. Joe Marx and Mr. Steve Lulich; each started in the ready mix business early in life at the ages of 16. Both owners are dedicated to growth, welfare, and success of the company and its employees. Dodge Concrete, Inc. has determined that the Traynor gravel pit with its aggregate reserves will be able to meet the long term needs of at least 2 of its redi-mix plants by supplying suitable aggregate material. Dodge Concrete, Inc. recognizes the capital investment that is necessary to complete the permitting of the Traynor gravel pit and provide the necessary site improvements and development work consistent with the engineered plans as approved by the Town of Milton. Dodge Concrete, Inc. currently does not own or operate a gravel pit, but is constantly looking for alternative aggregate sources within close proximity to its plant locations.

Owner / Operator Information:

Property Owner: Harold Traynor Revocable Living Trust
Scott Alan Traynor
7030 E County Rd. N
Milton, WI 53563

Operator: Dodge Concrete, Inc.
W6911 Silver Creek Road
Watertown, WI 53098
Contact: Steven Lulich, Vice President

Description of Land:

Tax parcels 6-13-102.01 (112.270 acres) and 6-13-99 (106.860 acres) in Sections 12 and 13 (total of 137 acres)

Current Zoning of Land: A-1 – Agricultural District One

Site Location & Adjoining Land-use:

The proposed Traynor gravel pit will be located in Sections 12 & 13, Township 4 North, Range 13 East, Milton Township, Rock County, Wisconsin. The total acreage of property that will be used for storm-water sedimentation basins, temporary soil stockpiles, property buffer zones from neighboring property and gravel pit mineral extraction activities is 137.4 acres. The net amount of property that will be used for gravel pit mineral extraction activities will be 49 acres. The total acreage of property that will be used for property buffer zones from neighboring property, sedimentation basins for storm water run-off and support areas for temporary soil stockpiles will be 61 acres. Adjoining land-use is agricultural mixed with rural residential development.

Gravel Pit Facility Layout & Site Plan:

The proposed Traynor gravel pit, which is to be operated by Dodge Concrete, Inc., has been designed so that gravel deposits found on the Traynor property can be extracted / removed in a manner so that impacts to the environment and the general public are minimized and managed in accordance with state and local requirements. The Traynor gravel pit will have one access route to the gravel pit from County Highway N (CTH N). Gravel pit extraction limits have been established so that setbacks from adjoining property owners will have a buffer zone between them and the actual gravel pit operations. Temporary soil berms or stockpiles will be constructed as part of the phased development of the gravel pit and will assist with visual screening and reducing any noise created from the gravel pit operations. Surface water management will be controlled using onsite sedimentation basins and engineered slopes so that water does not migrate out of the footprint or limits of the gravel pit. Hours of operation and unauthorized use of the property will be controlled by using a security gate at the main entrance of the gravel pit access road. An onsite truck scale used for metering outbound loads of sand and gravel and will be located at the northern limits of the gravel pit. (See Operations Plan Map 2 Sheet 3 of 6)

Gravel Deposits / Resources:

The Traynor property has a high quality of sand and gravel deposits, which has been confirmed by borings and test holes (done by previous operator). It is for this reason the Traynor property has been chosen by Dodge Concrete, Inc. to serve as an aggregate source for its concrete materials and for local development work in the Rock County area. The expected depth of gravel to be removed ranges from 25 to 60 feet. Gravel extraction will follow existing topography and engineered base grades to control and manage surface water.

Access Road / Haul Road:

Dodge Concrete, Inc. will construct an access / haul road north from the proposed gravel pit to CTH N. The entrance road from CTH N will be constructed in conformance with Rock County driveway requirements / conditions. Dodge Concrete, in order to access the gravel pit from CTH N, must replace the existing concrete bridge that crosses Otter Creek with a new permanent bridge structure capable of handling both agricultural equipment and fully loaded dump trucks with gross payload capacities of 80,000 lbs. Bridge construction and development is contingent upon receiving the necessary state, federal and local permit approvals. Dodge Concrete will utilize onsite gravel deposits / materials to construct an all weather access / haul road. The internal pit access road will be at minimum width of 24 feet so that two vehicles may safely pass each other. The exterior access road from the limits of the pit to CTH N shall be 18 feet in width.

Note:

Condition # 6. Use of Klug Road for any of the proposed conditional use application is denied by the Town of Milton. Upon completion of the new driveway, that driveway shall be the only entrance or exit to the pit. The road and any interior road shall be maintained in all weather, dust-controlled condition. Any materials spread, carried or spilled onto public highways shall be removed from the roadway and cleaned by the close of the day such spreading or spillage occurs or as otherwise directed by the highway authority with jurisdiction. The driveway shall include a gate which will be locked when the pit is not operating.

Operating Life / Permit Duration:

Dodge Concrete, Inc. initially requests an operating life of not less than 7 years. Such operating life shall be in accordance with the Town of Milton's CUP, January 12, 2015, approval to modify Condition # 12 (See Appendix 3). "Pit operations shall cease on or before 9-15-2022. No work shall commence before all necessary approval are obtained from all governmental authorities. Upon cessation of operations, operator shall proceed as soon as possible to implement County – approved Reclamation Plan and shall continue such implementation until completed". No such extension shall be granted unless the project is in reasonable compliance with the local conditions of approval. Dodge Concrete believes that it can demonstrate to its neighbors, Town officials, Rock County officials and state of Wisconsin regulators that it can operate the Traynor site in accordance with local and state requirements. Development needs for high quality local sand and gravel deposit will continue to increase and require the need for more local aggregate sources.

Note: Pit Operations shall cease on or before 9-15-18. No work shall commence before all necessary approvals are obtained from all governmental authorities. Upon cessation of operations, operator shall proceed as soon as possible to implement County- approved Reclamation Plan and shall continue such implementation until completed (Condition # 12).

Hours of Operation:

The proposed hours of operation for the gravel pit shall be 6:00 a.m. to 6:00 p.m. Monday thru Friday, with no Saturdays or Sunday operation and no operation on Wisconsin legal holidays. Maintenance and repairs may take place on the same days until no later than 9:00 p.m. Additional hours may be permitted by special permission of the Town Board, provided that notice of a public hearing on such as request must be published and mailed to neighboring property owners at operator's expense no later than 7 days before the hearing (Condition #5). Typical onsite personnel during the construction season may include a scale attendant, loader operator, crushing crew or wash plant crew and variable number of dump trucks based on project demands. None of these employees / personnel will be permanently stationed at the Traynor gravel pit and will come and go as needed to meet operational demands.

Equipment List:

Dodge Concrete shall at a minimum utilize the below list of equipment over the course of a construction season to conduct mineral extraction activities at the Traynor gravel pit. They are:

Primary Crusher
Secondary Crusher
Screening Plant
Wash Plant
Bull dozers
Scrapers
Front End Loaders
Pickup Trucks
Mechanic Trucks
Miscellaneous Trailers
Generators
Truck Scale
Stacking Conveyors

Note: All equipment used on site shall be portable to include bulldozers, front-end loaders, crushing and screening equipment, truck scale, trucks, and scrapers (Condition #4).

Gravel Pit Operations:

Dodge Concrete, Inc. is proposing to utilize a total of 137.4 acres of the Traynor property of which 49 acres will be used for mineral extraction of sand and gravel and the other 61 acres will be used for support area's and property buffer zones from adjacent property owners. Gravel pit operations / activities are seasonal and typically conducted during the months of March through late November depending on the weather conditions. Dodge Concrete shall extract and process the onsite aggregate material so that suitable gravel and sand materials are produced in accordance with state of Wisconsin material specifications. Aggregate crushing, screening and washing operations will be performed on an "As Needed" basis. This means temporary stockpiles of various grades of stone and sand are produced and stored onsite at the gravel pit in anticipation of upcoming development or road improvement projects. Crushing / wash plant equipment and labor are mobilized throughout the year in order to satisfy the required quotas of aggregate materials that are needed for the current construction season. For the Traynor gravel

pit site, Dodge Concrete estimates that on average 3 aggregate crushing and washing events will be required for a duration of 30 to 45 days per event to produce the total annual quantity of sand and gravel needed for each year.

Note: Pit site to be used for sand and gravel operations only, with crushing operations permitted, but no blasting and no cement or asphalt mixing (Modified Condition # 3).

Below is a detailed description of the Phasing Plan that has been developed for the proposed Traynor gravel pit. The Traynor gravel pit has been re- designed into 2 phases of development. The Phasing Plan follows a North to South sequence of development beginning with Phase 1 as the first area to be developed and Phase 2 being the last.

Required Preliminary & Ongoing Site Operational Requirements:

1. Property line delineation and gravel pit limits delineation. All excavation boundaries, phase boundaries and wetland boundaries shall be staked or otherwise marked. Signs warning of the quarry operation must be placed at reasonable interval around the property boundaries to assure visibility (Condition # 11).
2. Access road development. Access road construction shall commence with the stripping and stockpiling of topsoil within the designated access / haul road area. Topsoil removed for the haul road will be placed in the designated Phase 1 Berm A stockpile / staging area. This topsoil will be used for future restoration of the gravel pit.
3. Permanent bridge crossing - Otter Creek. Upon receiving the necessary federal, state and local approvals a permanent concrete bridge shall be constructed over Otter creek capable of handling agricultural equipment and gravel dump trucks with payload capacities grossing 80,000 lbs. Bridge constructed on-site shall be permanent in nature (Condition # 25). See Appendix - 9.
4. Haul road driveway entrance onto County Highway N. Upon receiving the necessary driveway permits from Rock County / Town of Milton, Dodge Concrete, Inc. shall construct the driveway entrance on to County Highway N in accordance with the Rock County Highway Department conditions of approval. Use of Klug Road for any of the proposed conditional use application is denied by the Town of Milton. Upon completion of the new driveway, that driveway shall be the only entrance or exit to the pit. The road and any interior road shall be maintained in all weather, dust-controlled condition. Any materials spread, carried or spilled onto public highways shall be removed from the roadway and cleaned by the close of the day such spreading or spillage occurs or as otherwise directed by the highway authority with

jurisdiction. The driveway shall include a gate which will be locked when the pit is not operating (Condition # 6).

5. Security gate. A security gate with an emergency contact sign posted on the gate shall be installed at the entrance to the Traynor gravel pit property. The driveway shall include a gate which will be locked when the pit is not operating (Condition # 6).
6. Access Road. Suitable aggregate materials necessary to construct an all weather road may come from Phase 1 for the main access / haul road. The road and any interior road shall be maintained in all weather, dust-controlled condition (Condition # 6).
7. Truck scale. Perform the necessary grading work to prepare a level surface for installing an above ground truck scale with scale house.
8. Management of overburden materials. All overburden and topsoil shall be stockpiled on site for future use in restoration. Operator shall comply in all respects with all County-approved permits, including Reclamation Plan. Silt fences shall be added around the topsoil berms, which are identified in the revised drawings dated 2-15-13 (Condition # 7).
9. Marsh / Wetland & Turtle Protection. No marsh or wetland shall be disturbed or filled except as permitted by County and DNR in driveway area. Wetland shall be protected as required by County and DNR regulations and permits. Adequate turtle fencing shall be installed between the marsh and the extraction site (Condition # 8).
10. Vehicle Safety & Truck Entrance. Signs shall be posted on-site to inform trucker of maximum facility speed of 15 mph, no jake-braking and minimization of back up alarms, and operator shall enforce the same. Operator shall assure that all truckers obey all posted speed limits and traffic signs and laws, including coming to a full stop before entering the public roadway. Operator shall assure compliance with all federal, state and Town regulations for safety, and shall use generally accepted best management practices for safety for aggregate extraction processing and loading. Truck entrance signs on County N in both directions, shall be posted and the operator shall be responsible for all costs of the signs (Condition # 14).
11. Noxious Weeds. Operator shall control and cut noxious weeds to comply with Town weed ordinances (Condition # 16).
12. Recycled Materials. No processing of recycled materials is permitted (Condition # 17).
13. Acceptance of Clean Fill. Clean fill, as permitted by Wisconsin DNR, may be brought from off-site as necessary to aid in the restoration of previously quarried portions of the site (Condition # 18).
14. Temporary Topsoil Stockpile Management. Topsoil shall be stockpiled separately from remaining overburden material. All stockpiles shall be temporarily seeded with 20 pounds per 1000 square feet of perennial rye grass or winter wheat (Condition # 19).

15. On-Site fuel storage (if any). On-site fuel storage shall include secondary containment Condition # 29).

Gravel Pit Phasing Plan:

Phase 1 – Development Plan (19.7 Acres): (See Gravel Pit Phasing Plan Sheet 3 of 6)

1. Stake limits of access road, truck scale, phasing limits for gravel pit (Phase 1), and the location for staging topsoil from the haul road and the 19.7 acres Phase 1 area.
2. Strip and stockpile topsoil from the Phase 1 area at the temporary soil stockpile (Berm A) adjacent to Phase 1 area.
3. Only strip and open enough of Phase 1 area to provide enough sand and gravel for one year's quantities. Typical open area will be on average 5 to 10 acres.
4. Upon completing topsoil stripping and stockpiling stabilize topsoil pile by seeding with a fast growing grass (Canada wild rye or Agricultural rye).
5. Grade and shape Phase 1 as aggregate is extracted and removed so that a temporary drainage basin is created for surface water to flow and collect at the low point of the Phase 1 area. Surface water shall be contained to within the gravel pit limits.
6. Install wash water supply well and create proposed material wash basin and wash plant areas.
7. Begin crushing and screening operations at the North end of the Phase 1 area and work south. Stage suitable sand and gravel materials within the Phase 1 area as required.
8. Development of Phase 1 shall be in accordance with the engineered plan set drawing # 3 as prepared by Farris, Hansen, and Associates.

Note: Berms A and B shall be constructed before crushing operations begin, as per attached maps revised 2-15-13. Berms C and D shall be constructed before phase 2 extraction. Berms C and D shall remain in place until final reclamation. Berms A and C shall be a minimum of 6 feet and berms B and D shall be a minimum of 12 feet. To maintain erosion control, Berms will be seeded with grass, such as Canada wild rye or Agricultural rye (Condition # 27.)

Note: Operations shall be consistent with attached Revised Phasing & Access Plan, Location & Features Plan, Operations Plan (narrative and map), Drainage Plan and Final Reclamation Plan, except as otherwise required in these conditions (Condition # 26.)

Note: Topsoil shall be stockpiled separately from remaining overburden material. All stockpiles shall be temporarily seeded with 20 pounds per 1000 square feet of perennial rye grass or winter wheat (Condition # 19).

Phase 2 – Development Plan (30.0 Acres): (See Gravel Pit Phasing Plan Sheet 3 of 6)

1. Stake phasing limits for Phase 2 area and location of Berms C and D.
2. Prior to extraction of materials from Phase 2 Berms C and D must be constructed in accordance with the CUP condition # 27.
3. Strip topsoil from Phase 2 and place topsoil onto Berms C and D. Remaining topsoil shall be placed on Phase 1 final base grades for reclamation and partial closure. Stockpile excess topsoil on temporary soil staging area, if required.
4. Temporary seed Phase 1 reclaimed area and stockpile with a fast growing grass to stabilize slopes (Canada wild rye or Agricultural rye).
5. Grade and shape Phase 2 as aggregate is extracted and removed so that a temporary drainage basin is created for surface water to flow and collect at the low point of the Phase 2 area. Surface water shall be contained to within the gravel pit limits.
6. Install wash water supply well and create proposed material wash basin and wash plant areas.
7. Begin crushing and screening operations at the North end of the Phase 1 area and work south. Stage suitable sand and gravel materials within the Phase 2 area as required.

Wash Plant:

Background: The original conditional use permit (CUP) specifically known as Condition # 3 as approved by the Town of Milton, dated May 2, 2013, did not allow wash plant activities as part of the Traynor gravel pit permitted activities (See Appendix 2). Dodge Concrete, Inc. submitted a formal request to the Town of Milton, dated November 18, 2014 (See Appendix 4) to modify condition # 3 to allow washing of aggregate stone materials. The Town of Milton granted the modification during its December 8, 2014, regular stated monthly board meeting (See Appendix 3).

Justification: In order to meet State of Wisconsin material specifications for its concrete materials, Dodge Concrete, Inc. must use aggregate material that has a low percentage of fines or silt. These fine particles are specifically referred to as the P200 content, which

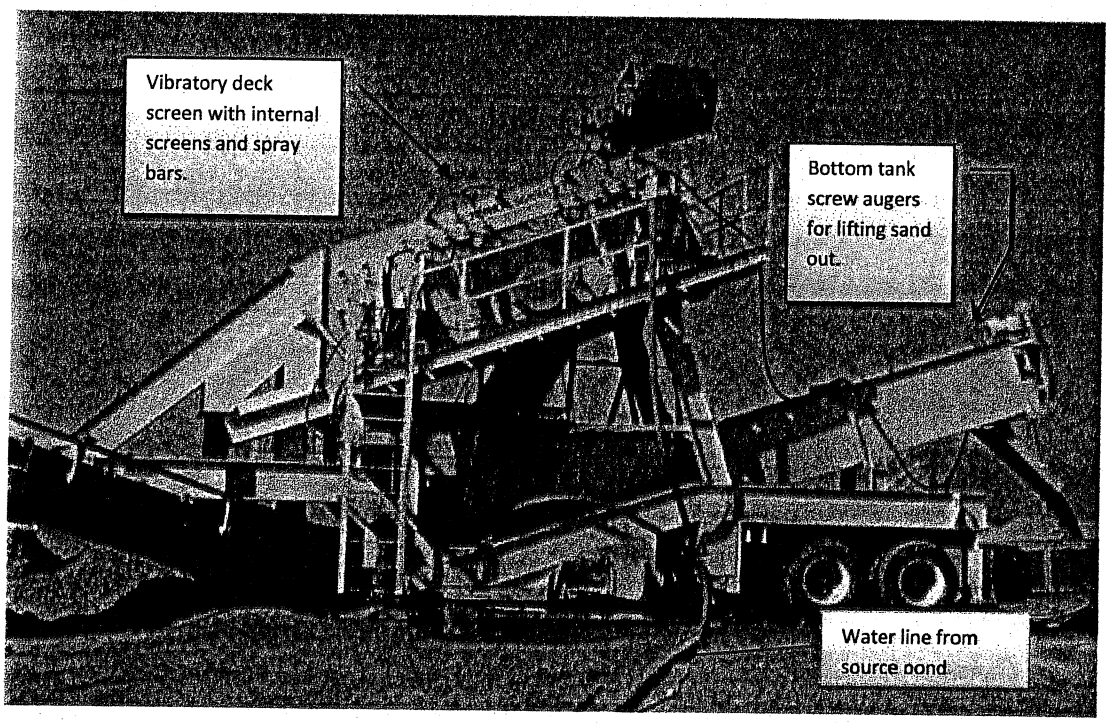
references the sieve mesh size by which fine particles are measured in a certified aggregate materials laboratory. Depending on the aggregate source, the percentage of fines or P200 content can vary which then reflects the level of effort needed by the aggregate producer to adequately wash or remove the fines in order that the final aggregate material will meet the State specification for concrete materials. Dodge Concrete, Inc. has concluded that it is not cost effective to conduct crushing operations only at the Traynor gravel pit site and washing operations at another offsite location and therefore must be able to process sand and gravel materials at the same location. For this reason, Dodge Concrete, Inc. retained Farris, Hansen and Associates, and Montgomery Associates to assist with the engineering work required to modify the permit drawings in order to incorporate the material wash basin into the Traynor gravel pit overall design. Below is detailed description of how Dodge Concrete, Inc. proposes to wash aggregate materials within the existing approved permitted footprint of the Traynor gravel pit.

Wash Plant Operations.

Dodge Concrete, Inc. shall utilize a portable aggregate wash plant for screening and washing the aggregate materials extracted from the Traynor gravel pit. A typical wash plant is between 45 to 50 feet long, has a top vibratory screen deck and a bottom tank for handling the finer grained material. The top vibratory screen deck has a variation of screen sizes setup in 2 or 3 tiers so that aggregate material can be separated by particle size ranging from largest to smallest. As the screen deck vibrates and aggregate material drops down through the screens, internal spray bars are used to wash the larger stone particles. The finer aggregate such as the sand drops down through the screens into a bottom tank where screw augers are used to remove the sand and lift it out of the tank. The combination of the water and turning augers works to remove and reduce the amount of fine particles or silt that are typically part of the sand material. A stacking conveyor that is either 65 to 125 feet long removes the screened and washed stone. The aggregate is staged by material size into onsite stockpiles. The same is performed for removing the sand from the bottom tank that is lifted out by the screw augers. Once the sand is removed from the tank it drops down a shoot onto a stacking conveyor and is staged onsite. Wash plant operations can either be integrated into a crushing spread so that material that is crushed is immediately introduced into the wash plant so the aggregate producer has a one pass system and

material does not need to be double handled. Or wash plants can be operated as a separate operation where material is fed by a rubber tired loader from an onsite stockpile of crushed material. Dodge Concrete, Inc. may either lease / rent a wash plant and clean its aggregate material themselves or hire a contractor that is equipped with the necessary labor and equipment to wash the desired annual quantity of aggregate material it needs for its concrete plants.

(Typical Wash Plant)



Wash Plant Hours & Support:

- Wash plant hours of operation.

The same hours as approved in the CUP dated May 2nd, 2013, would be followed. They are Monday – Friday, 6:00 a.m. to 6:00 p.m. No operations on Saturday or Sunday and no operations on Wisconsin legal holidays. The proposed hours of operation for the gravel pit shall be 6:00 a.m. to 6:00 p.m. Monday thru Friday, with no Saturdays or Sunday operation and no operation on Wisconsin legal holidays (Condition #5).

- Number of employee's required to operate wash plant.

Typically 2 to 3 people are required to operate the wash plant. If the wash plant is setup in conjunction with a crushing operation then more people will be required.

- Power source needed to run wash plant and pumps:

A portable generator will be mobilized and setup onsite for powering the wash plant and pumps needed to recirculate water. The same generator will be used to operate the onsite well to replenish the source pond. The generators would have mufflers to meet normal vehicle noise standards.

- Onsite fueling of equipment.

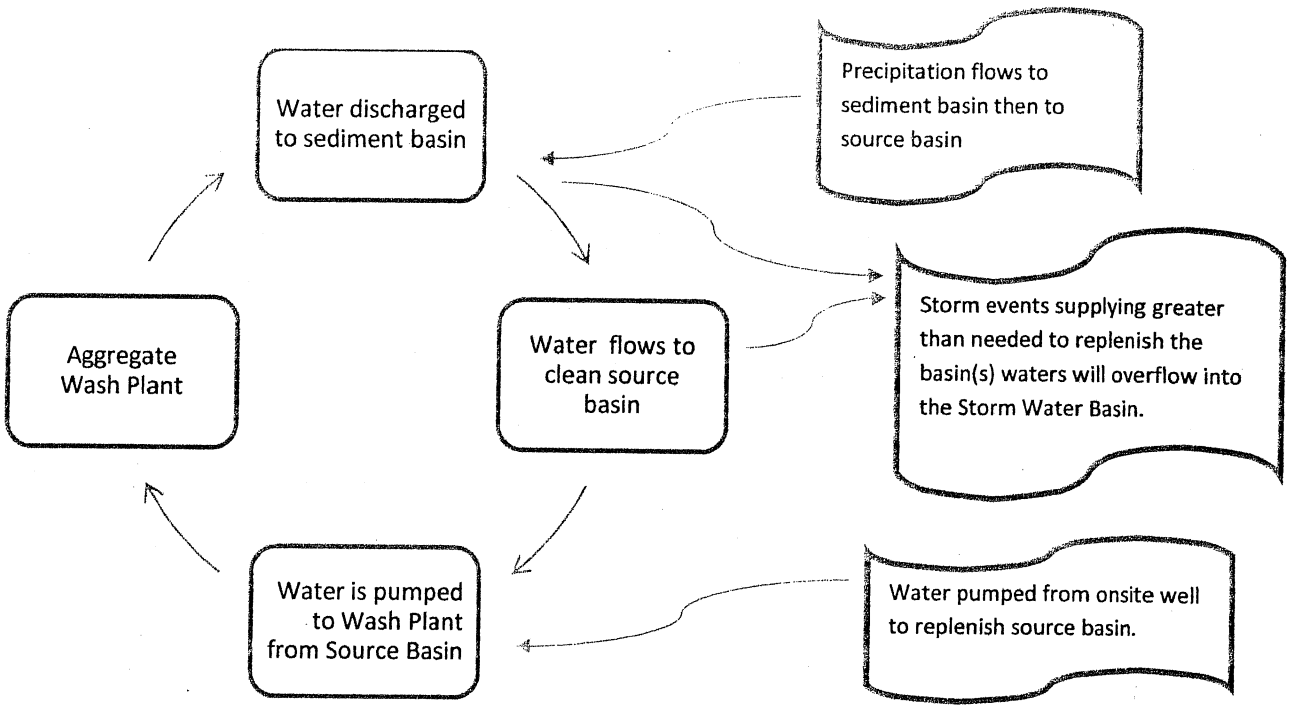
Either a mobile fuel truck will be used to refuel wash plant support equipment or a temporary onsite fuel tank designed with secondary containment will be used (Condition # 29).

Wash Plant Water.

Dodge Concrete, Inc. shall receive its wash plant water from three sources (precipitation, re-circulated plant water and groundwater). The first is from precipitation or surface water that is captured onsite within the permitted footprint of the gravel pit. Each phase of development for the gravel pit has a storm water basin for containing and handling a 10 year 24 hour storm event. Water that is generated by precipitation and does not evaporate or infiltrate into the pit floor shall flow to the sediment basin. (See Detailed Plan Sheet 6 of 6 Design for Wash Plant Source Water). The second source of water is from the re-circulated water from the wash plant itself. Water for the wash plant shall be withdrawn from the engineered "clean" basin or source basin that has been designed to hold 110,000 gallons of water in an operating range of 3 feet and will be lined with 24 inches of clay soils to prevent loss of water by infiltration through the bottom of

the basin. Clay soils will be obtained from the initial site development work of the gravel pit associated with the stripping of topsoil and overburden. The wash plant operates as a closed loop system whereas water that is used for the washing of aggregate is recycled and reused once any silt or fine particles have been removed by passing thru the proposed sediment basin. In conjunction with the source basin, which is the point of withdrawal for the wash plant, the sediment basin will be located upstream from the source basin. The sediment basin is designed so that the particles that are suspended in the water will drop out prior to reaching the source basin that feeds the wash plant with clean water. Water loss associated with washing aggregate material is caused by evaporation, infiltration, and aggregate material absorption. The percentage of water loss by these factors can range between 5% to 10%. For this reason, a third source of water is needed and this would be from an onsite well. The onsite well shall be located adjacent to the source basin and designed such that the capacity of the well is less than 70 gallons per minute. The Wisconsin Department of Natural Resources defines a high capacity well as a well with greater than 70 gallons per minute output. Dodge Concrete, Inc. shall utilize a well that is less than 70 gallons per minute and is used to only replenish the source pond when needed. It should be noted that no chemicals or contaminants are used in the processing or washing of aggregates. See Appendix 5 for wash pond cycle.

Typical Wash Plant – Water Flow Diagram



Comments / Note(s):

1. Amount of water needed to wash and remove fines from aggregate material is dependent on the aggregate source and what percentage of fines are allowed.
2. Water loss in the wash plant closed loop system is affected by evaporation, infiltration and material absorption.
3. A private well rated below 70 gallons per minute will be used to replenish the source pond as needed. The well will be located adjacent to the source basin. See engineering drawings details sheet.
4. Source basin will be engineered and designed to accommodate a portable aggregate wash plant.
5. No chemicals or contaminates are used in the processing of washing aggregate materials.
6. Pumping is required to recirculate the water through the plant and into the sediment basin to source basin.
7. A portable generator will be used to power the wash plant, pond pump and well pump.
8. Sediment basin will be maintained and cleaned as required.

Environmental Impacts – Wash Plant Operations.

Dodge Concrete, Inc. has retained Montgomery Associates to assess the potential groundwater impacts associated with operating a portable aggregate wash plant at the Traynor gravel pit site. The following comments have been received from Mr. Steve Gaffield, Montgomery Associates. They are; Dodge Concrete estimates that water loss from the washing operation by evaporation, infiltration and material absorption will be approximately 10,000 gallons per day. Pumping from the proposed supply well will make up for this water loss by pumping at 65 gallons per minute for approximately 2.6 hours per day. This translates to an average daily pumping rate of 6.9 gallons per minute for the duration of the 30-day washing operation.

If three 30-day washing cycles occur each year, the total amount of water lost would be approximately 900,000 gallons per year. For comparison, the amount of water recharged to the aquifer at the pit site can be estimated from published recharge depth estimates and the pit area. Wisconsin Geological and Natural History Survey Open File Report 2002-02 estimates a recharge rate of 12.7 inches per year for sand and gravel soils in this area. Multiplying by the proposed pit area of 68 acres, this equates to approximately 23,500,000 gallons of groundwater recharge per year. The water loss would effectively reduce groundwater recharge at the site by approximately 4% per year, if three washing cycles occur each year. This would somewhat reduce groundwater flow to nearby wetlands and streams, but flow changes of less than 5% are generally considered to have low potential to impact aquatic resources.

The potential for the wash water supply well to impact nearby private wells was evaluated by reviewing Well Construction Reports and conducting a standard groundwater drawdown analysis using the Theis method. Review of Well Construction Reports for 11 wells near the Traynor property in Sections 12, 13, 14 and 24 shows that their total well depth ranged from 80 – 216 feet, and that they had 25 – 150 feet of water in them during drillers' pumping tests. The nearest residence appears to be approximately 1000 ft from the proposed well.

The standard Theis method was used to estimate the drawdown due to pumping of the proposed wash water supply well. Drawdown depends on the pumping rate and the properties of the local

soil and bedrock. Hydraulic properties were taken from Wisconsin Geological and Natural History Survey Open File Report 2002-02 and adjusted to more conservative values based on the Well Construction Reports. The Theis method calculates that after 30 days of pumping at an average rate of 6.9 gallons per minute, groundwater would be drawn down by less than 1 foot at a distance of 100 feet from the well, with no measurable drawdown at a distance of 1000 ft. With three 30-day wash cycles each year (at an annual average pumping rate of 1.7 gallons per minute), drawdown after 5 years at distances of 100 ft and 1000 ft are predicted to be approximately 0.7 feet and 0.2 feet, respectively. Given the small drawdown at distances corresponding to existing wells, and the depth of the existing wells, performance impacts due to the operation of the wash water supply well as proposed here are unlikely.

Local Private Well Monitoring:

On December 8, 2014, Town of Milton board granted Dodge Concrete's request to modify condition # 3 and allow washing of aggregate materials within the permitted footprint of the Traynor gravel pit. Conditions of approval associated with the modification to Condition # 3 can be found in Appendix 3. Dodge Concrete, Inc. shall retain a 3rd party environmental monitoring company to assist with the annual inspection of recording at a minimum 3 private well water levels for those designated private wells located within 2 miles of the Traynor gravel pit. Well monitoring results shall be reported annually to both the property owners and Town of Milton board members. Wells experiencing a shift in liquid level of more than 10 feet must be reported immediately and may warrant a suspension of washing activities until the water level recharges. Dodge Concrete is also required to use a low capacity well that is rated at less than 70 gallons per minute for refilling the clean water supply basin.

Final Reclamation (Gravel Pit) – Reforestation Plan & Restored Cropland:

Once finished grades or elevations are achieved by phase for the Traynor gravel pit reclamation activities will commence with the shaping of interior slopes and placement of reclaimed soil taken from onsite temporary stockpiles. (See sheet 5 of 5 – Final Reclamation Plan, Traynor gravel pit.) Area's that have been excavated or mined to the designed base grade or elevation will be restored as new areas of the gravel pit are mined. It is the goal of the gravel pit operator to only move soil once whether it is for restoration of the gravel pit or processing of the sand and

gravel. Double handling onsite soil materials are very expensive and are not cost effective. Restoration of the interior slopes of the gravel pit will require finished grading and shaping to match design grades. Topsoil shall be obtained from staged onsite temporary stockpiles or from other stripping activities when preparing a new area for gravel extraction. Topsoil shall be placed at a compacted thickness of 4 to 6 inches uniform ally across finished areas. Seeding activities shall be in accordance with the property owners desire to return all disturbed areas back to either woodlands or productive agricultural cropland. Permanent structures such as the truck scale and wash plant well shall be removed and properly abandoned. The Otter Creek bridge crossing will remain as a permanent structure for the property owner to use for accessing his property to the north and south of the waterway. Dodge Concrete will submit as part of the final permitting aspects of the Traynor gravel pit a Non metallic mining reclamation plan.

Note: The Town Attorney shall approve the draft of seed and mulching requirements to be attached under Condition # 9.

Reforestation Plan:

The original reclamation plan for the proposed gravel pit did not include a reforestation plan. The revised plan matches 1:1 ratio for acres of disturbed or removed tree's to the number of acres of tree's that will be replanted associated with the development of the gravel pit. The total acres of tree's to be planted if phase 1 is developed are 14 acres. The total number of acres of trees to be planted if phase 2 is developed will be 24 acres. Dodge Concrete retained the services of Sunset Forestry, LLC to assist with the preparation of the reforestation plan. The plan can be found in Appendix - 8.

Benefits to reforestation for those acres displaced by the gravel pit development include.

- Reestablishing healthy woodland of tree's under the guidance of the Wisconsin Department of Natural Resources.
- New plantings to include a diversity of hardwood & conifer species to mitigate potential external factors such as climate, disease or insects. The Wisconsin native

tree species to be planted are white pine, white spruce & red pine. Optional hardwood species to be planted are basswood, white oak, & black walnut.

- Establishing an environmental corridor with neighboring properties that are wooded.
- Restoring formally wooded area's to cropland to better improve use of the property for farming practices. For example, connecting existing cropland with newly restored areas. Improved access to fields.
- Reestablishing natural habitat for native animals.
- Initial development of the gravel pit will involve planting trees along the marsh and near a neighboring property for buffer and screening purposes.

Traynor Bridge Replacement – Otter Creek Crossing:

Dodge Concrete, Inc. has retained the services of Montgomery Associates to assist with obtaining the necessary permits and approvals to replace the existing bridge structure used to cross Otter Creek. The new bridge will be permanent by design and capable of accommodating future vehicle traffic associated with the proposed gravel pit and agricultural equipment used for farming. A copy of the Montgomery Associates report and plan details can be found in Appendix - 9. Below is a summary of the findings and recommendations taken from the Montgomery Associates report dated March 4, 2015.

Justification for replacing existing bridge.

- Bridge is out dated and inadequate to support farm equipment and provide future vehicle access to the proposed Traynor gravel pit operations.
- Earthen fill placed for construction of the existing bridge has constricted the stream channel compared to its natural width upstream and downstream.
- Existing bridge constricts creek flow due to it's short length & clearance over the creek.

Proposed bridge design.

- The existing bridge will be removed and replaced by a new bridge in the same location.
- A goal of the bridge design is to cause zero increase in the regional flood elevation and no change in the floodway location, including on the Traynor

property. The bridge design has been developed using hydraulic modeling to identify a design that does not have a floodplain impact relative to the existing bridge.

- The proposed bridge design includes a 32-ft pre-cast concrete span supported by a cast in place concrete abutments. The slab will be 18 inches thick and 20 ft wide, and the deck elevation will be approximately 1 foot higher than the existing bridge.

Supporting hydraulic calculations & analysis.

- A hydraulic model was constructed using existing conditions for that portion of Otter Creek where the bridge is located.
- The proposed conditions model shows that the new bridge will result in no increase in the regional flood elevation to 0.01 ft at any cross section upstream or downstream of the bridge.

Physical and required improvements for new bridge replacement.

- Remove the exiting fill on the south side of the existing bridge to restore the original channel width, with a longer bridge to span the wider channel.
- Construct the proposed access road at or below the existing ground surface in the floodway, except for the bridge approach ramps.
- Trimming soil on the south bank of the creek downstream fo the bridge for a distance of approximately 150 ft to increase floodwater conveyance. The average depth of removal for soil will be approximately 1 ft.

Performance Bond – Closure / Reclamation Costs:

Dodge Concrete, Inc. shall provide Rock County Planning & Zoning with a performance bond in the amount of $ 90,000.00 dollars prior to conducting any site development work. The calculated amount is based on the greatest acreage or area to be restored during the phased development of the gravel pit. Dodge Concrete used an average cost of $ 3,000.00 per acre multiplied by 30 acres to arrive at the estimated performance bond amount. Applicant shall provide a reclamation bond until reclamation is completed in the amount of $ 90,000.00 per

phase; with such bond to remain in effect for no less than one year into the future (Condition # 13.)

Erosion Control:

Dodge Concrete, Inc. shall comply with local erosion control recommendations / approvals as required by the Rock County Land Conservation Office. Phasing the development of the Traynor gravel pit will allow for minimizing erosion and sediment deposits. Areas of the gravel pit that have achieved final grade will be top soiled and seeded in the same season. Phasing of the gravel pit will limit the amount of area that is open and disturbed. Development of the gravel pit below existing ground elevations will control sediment to within the limits of the gravel pit. By design each phase of the gravel pit development shall have a sedimentation basin to control surface water and prevent run-off conditions. Within seven (7) days after completion of the stockpile and no later than September 15th of each year, seeding and mulching must be applied on stockpiles per the attached recommendations (Condition # 9).

Surface Water / Storm water Management:

Storm Water Management for the proposed gravel pit operation is proposed to be handled by creating the infiltration basins as shown on the Plans at the outset of operation of each phase. The basins have been sized to contain and infiltrate all water from rainfall events up to and including the 100-yr, 24 hour storm event based on Section 4.807 of the Rock County Code of Ordinances. Diversion Swales will be constructed as part of the initial Best Management Practices to direct all water to the proposed basins. In addition, the basins will provide more than enough capacity to meet the WDNR requirement for a Non-Metallic Mining Permit to hold a 10-yr 24 hour storm event. The basins will remain in operation until the site is stabilized, at which time, they will be filled and restored to either a forested state or cropland. Based on the foregoing, the probability of water being discharged from the pit for the 100-year storm event and more frequent events is none. Especially considering the open pit bottom operations area which will also infiltrate storm water in addition to the proposed basins.

Safety & Health Controls:

Dodge Concrete certifies that its employee's and or contractors engaged in the business of crushing or processing aggregate materials shall receive on an annual basis the required 8 hour safety refresher training to work at a gravel pit. Safety training is performed by a certified trainer familiar with MSHA (Mine Safety Health Administration) requirements and OSHA (Occupational Safety and Health Administration) requirements. Dodge Concrete is proud of its safety and health record.

Waste Disposal:

Dodge Concrete, Inc. shall as part of all operations provide its onsite personnel with portable sanitary facilities at the proposed Traynor gravel pit.

Surface Water and Groundwater Protection:

Dodge Concrete, Inc. shall take the necessary precautions when storing onsite fuel and oil for its gravel pit operations. Fuel storage tanks shall have secondary containments in an effort to control any release that may occur. Emergency response kits for minor spills are maintained on each crushing unit. Petroleum products are locked to prevent a release due to an act of vandalism. Waste oils generated from preventative maintenance activities are collected, and transported to the Dodge Concrete's maintenance shop and recycled by an independent contractor. In the event of a spill or release, Dodge Concrete or its designated contractor shall have received the necessary training required to contain the spill and contact the appropriate governmental agency for reporting purposes.

Note: On-site fuel storage shall include secondary containment (Condition # 29.)

Environmentally Sensitive Area's:

Dodge Concrete, Inc. will take the necessary precautions to protect environmentally sensitive areas such as wetlands, vegetative species, wildlife, and watersheds (creeks, rivers or streams) like Otter Creek during initial site development and daily operations of the gravel pit. Buffer zones have been incorporated into the overall design of the Traynor gravel pit (See operations drawing # 2 of 2) so that setbacks are established from operating limits of the gravel pit and

environmentally sensitive areas which include marsh wetlands, and neighboring residential properties. A turtle fence is proposed to prevent the Blanding's turtle and other amphibian critters from migrating into the active gravel pit site. The concrete bridge planned for the Otter Creek crossing will be designed and constructed so that minimum disturbance to the creek crossing occurs. A detailed wetland assessment for the Otter Creek crossing will be performed by an outside consultant. The findings and report will be submitted to the Wisconsin Department of Natural Resources and the Army Corp's of Engineer's as part of the permitting process. Dodge Concrete, Inc. will begin the bridge permitting activities upon receiving the necessary local conditional use permit to conduct mineral extraction activities at the Traynor property. A formal environmental evaluation of the Traynor gravel pit property was perfomed by Montgomery Associates for the Town of Milton in January 2013. A copy of the "Environmental Evaluation" can be found in Appendix 6. Below are specific excerpts / conclusions from the 3rd party environmental evaluation of the Traynor gravel pit report.

"Environmental Evaluation" Report Summary (as prepared by Montgomery Associates – January 2013):

- *Topsoil stockpiles should have an erosion control measure, such as silt fence round its perimeter.*
- *The Rock County Land Conservation Department will inspect the site to confirm that these erosion and storm-water controls are in place before the mining proceeds.*
- *The overall impact on the wetland is expected to be minor, because it already receives runoff and sediment from an agricultural watershed.*
- *Reclamation of existing wooded areas to agricultural land will create approximately 41 additional acres of agricultural land draining to the wetland and Otter Creek. This degree of hydrologic alteration is generally considered to have minor impacts.*
- *The proposed bridge across Otter Creek is located in a floodplain shown on the FEMA Flood Insurance Rate Map. State and County floodplain regulations will require that the bridge be designed to avoid obstructing flood flows or raising the flood elevation. Therefore, no significant floodplain impacts are expected.*
- *No springs were observed on or adjacent to the Traynor property, however it is likely that some of the water that infiltrates the soil on the Traynor property recharges groundwater that flows to the wetland through diffuse seepage into the marsh. Changes*

in groundwater flow to the wetland during mining or after reclamation are expected to be minor. Due to the sandy nature of the soils, recharge rates are likely to remain high during and after mining. In addition, the proposed mine area is only a small portion of the total watershed area supplying groundwater to the wetland.

Clean Fill Materials - offsite locations:

Dodge Concrete, Inc. may bring general fill materials from off-site locations to the Traynor gravel pit for restoration purposes. Only similar like kind soil materials will be brought back to the Traynor property. Soil types like clay, sand, gravel, and topsoil. No concrete or general fill debris from demolition projects will be deposited or disposed within the limits of the permitted gravel pit. Cleanfill as permitted by Wisconsin DNR, may be brought from off-site as necessary to aid in the restoration of previously quarried portions of the site (Condition # 18).

Control of Nuisance Items (Dust & Noise):

Dust Control:

Dodge Concrete, Inc. shall monitor fugitive dust that may be generated from gravel pit operations. Truck traffic will produce dust using the access / haul road from the County N entrance to the limits of the gravel pit. Crushing equipment used to process the onsite aggregate materials will also be monitored by onsite personnel for fugitive dust. Water will be used to control the dust in either instance by applying directly to the haul road or applying the water to discharge conveyors carrying the sand and gravel materials. Dodge Concrete, Inc. is required by its Wisconsin DNR Air Permit to control and monitor the amount of fugitive dust that is generated from its crushing activities. Crushing equipment operators are required to keep daily log's of the amount of water used daily for dust control and ambient weather conditions.

Note: In addition to on-site speed limit, operator shall use fugitive dust procedures as required by Wisconsin DNR consistent with state regulations, and as follows: Daily evaluations, recording and documentation of climate conditions and emissions, use of water spray bars n winds exceeding 30 mph for the crushing plant, with no crushing in extreme winds if water bars are insufficient to control dust (Condition # 20.).

Note: Operator shall comply with all air quality regulations of the State of Wisconsin.

Water Source – Dust Control:

Initial Site Development – Water Source:

Dodge Concrete, Inc. as part of its initial site development work has secured an offsite source for obtaining water for its water truck and managing fugitive dust that may be generated from vehicles using the access / haul road. Water shall be obtained from a permitted hydrant located in the City of Milton.

Note: Water for operations shall come from City of Milton until holding ponds are sufficient to supply water (Condition #28.).

Ongoing Phased Development – Water Source:

Once onsite sedimentation basins have been constructed and are holding water Dodge Concretes, Inc. shall obtain water for its dust control from the onsite basins located within the phased development / gravel pit limits.

Noise Abatement / Management:

Dodge Concrete, Inc. as part of its gravel pit operations will generate noise from the crushing equipment, truck traffic, rubber tired loaders, water trucks, bull dozers, scrapers, and other activities that come with operating a gravel pit. Although most if not all of the noise generated is short term and seasonal Dodge Concrete is confident that noise levels will not exceed 85 decibels at the adjoining property lines. Only isolated development events may cause the decibel level to be higher than 85 decibels due to scraper activity placing / stockpiling soil near or adjacent to the property line but otherwise noise level will remain below 85 decibels most of the time. Dodge Concrete is confident that noise levels will be minimized by existing natural barriers like tree's, wooded areas and from the construction of temporary soil berms to help deflect and reduce noise levels from migrating offsite. Dodge Concrete is required by both OSHA and MSHA to have functioning backup alarms on the heavy equipment at all times. New technology does offer options to the annoying beeping backup alarms. Dodge Concrete upon request will conduct a

trial of different alarms that offer a non-intrusive sound using white noise that makes a whooshing sound.

Community Relations / Complaint Resolution Policy

Dodge Concrete, Inc. is committed to operating the Traynor gravel pit so that neighboring property owners and local residents of the Town of Milton maintain a high quality of life and are not negatively impacted by the gravel pit operations. For this reason, Dodge Concrete is committed to instituting a good neighbor program that will allow neighbors and people in the community that may be affected by the gravel pit operations to have a means of informing Dodge Concrete when an issue arises or an incident occurs so it can be reported, recorded and be remedied to the greatest extent possible. Dodge Concrete maintains a website at www.Dodgeconreteinc.com which includes all of its contact information for potential and existing customers to use when wanting to contact them. Dodge Concrete proposes that people wanting to report a concern or incident regarding the Traynor gravel pit can either phone, fax, or use the "Contact Us" area of the website to send an email to the corporate office. An incident report form has been developed for completing once a complaint or issue has been reported or received. A binder will be kept at Dodge's corporate office that will be maintained by a designated person in the office. All report forms will be kept in the binder for annually reporting to the Town of Milton. See Appendix 7 for a copy of the incident reporting form. Dodge Concrete shall also at the time it receives all necessary and required permits to operate the Traynor gravel pit provide the Town of Milton and those interested local property owners with contact names and phone numbers for Dodge Concrete personnel should an incident occur and people need to talk someone familiar with the gravel pit.

Note: The operator shall implement procedures for taking, responding to and addressing community complaints, including notifying neighboring property owners and Town of contact names, addresses and telephone numbers to register complaints and recording complaints on form attached. Records of complaints shall be kept by operator and be available for Town Board or Planning & Zoning Committee review upon request (Condition # 2).

Town of Milton – Onsite Access:

Any person designated by the town Board may enter and inspect the premises to ascertain compliance with these conditions and investigate alleged violations. Non-compliance may

result in revocation per Town ordinance (Condition # 10). For security and liability reason's the Town of Milton shall provide Dodge Concrete with a current name of their designee.

Liability Insurance Coverage

Rock County and the Town of Milton shall be listed as additional insured's on the operator's liability insurance policy, which shall be for a minimum of $ 1,000,000 combined single limit coverage per occurrence. Operator shall furnish to the Town Clerk a copy of a Certificate of Insurance evidencing such coverage before commencement of operations. Such insurance shall remain in effect until completion of reclamation (Condition # 24.).

Notice to Owner

Dodge Concrete, Inc. shall inform any subsequent owner of these conditions (Condition # 23.).

Permits, Approvals and Licenses

Operator shall obtain and provide copies to Town of all necessary federal, state, and local permits, approvals and licenses before commencing operations, and such copies shall be obtained and maintained throughout the operation of the pit (Condition # 21.).

Recording of Conditional Use Permit (CUP)

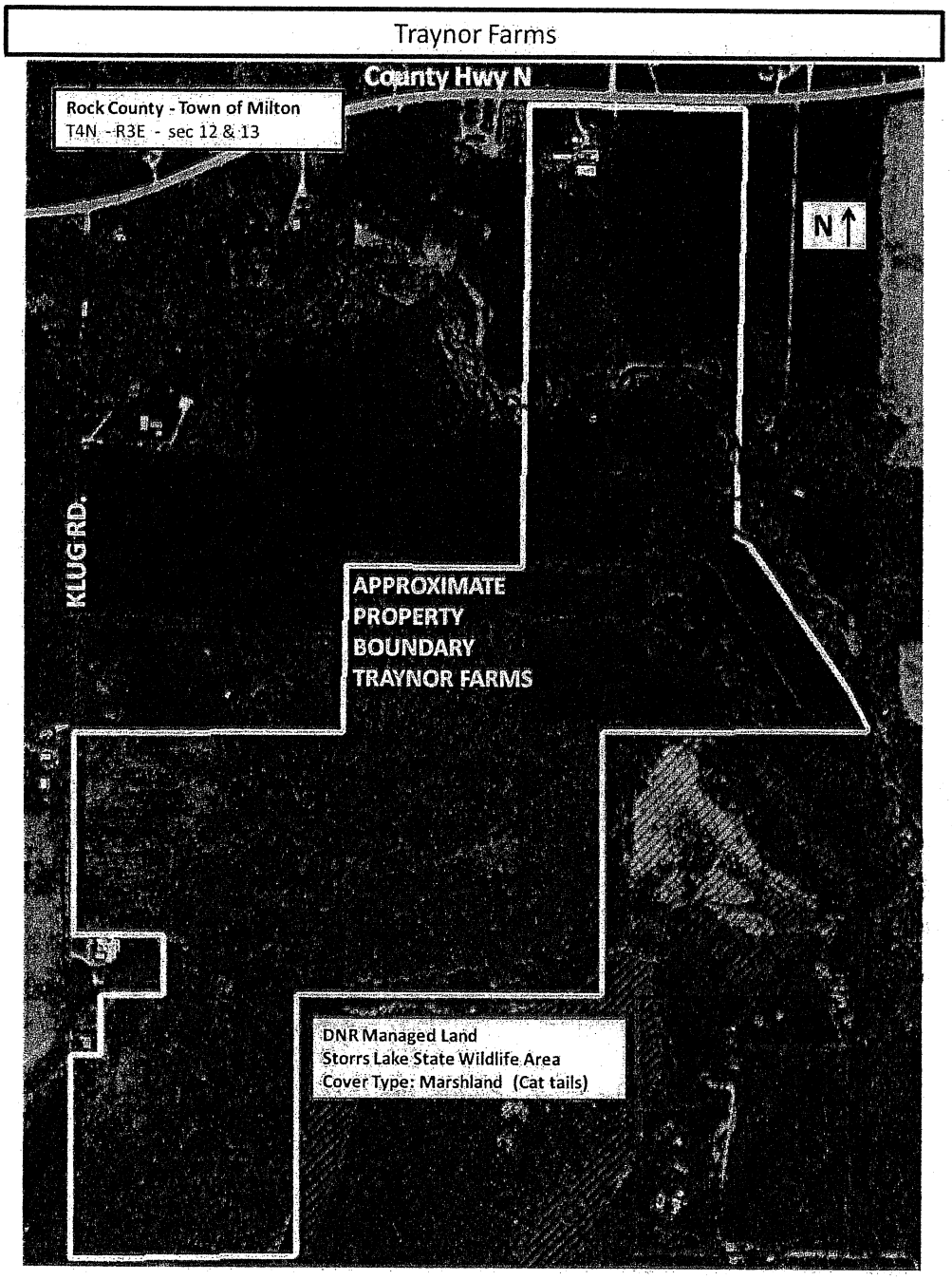
Land owner shall provide written proof that the Town conditional use permit has been recorded with the County Register of Deeds Office (Condition # 30.).

Land Description
T 4N R 13E Sec 12 & 13
Town of Milton – Rock County

Landowner: Scott A. Traynor Trust
7030 East County Road N
Milton, WI 53563

Background & Purpose

Sunset Forestry, LLC has been contracted by Dodge Concrete, Inc to prepare a reforestation plan on the Traynor Farms property in Rock County. This reforestation plan will target areas potentially disturbed by gravel extraction activities and transform the land back into a sustainable forest. This plan is contingent upon the Traynor gravel pit attaining the necessary local approvals and actually proceeding with gravel extraction. A 1:1 ratio of disturbed forestland is to be reforested by planting trees at the completion of gravel extraction & site remediation.



Site preparation

Site preparation is the process where unwanted vegetation is removed from an area that is being readied for planting. Site preparation can be done mechanically, by burning, or with herbicides. Eliminating competing weeds and brush and opening sites to the sun will help increase tree survival. Severely compacted sites that threaten plant survival can be treated by ripping, disking, chisel plowing, or harrowing. Planting of mechanically-treated sites may need to be delayed until the soil settles. Having a soil analysis conducted after the site remediation is complete is recommended. It is also recommended that alfalfa, soybean or some other nitrogen fixing plant be grown without cultivation prior to the planting of trees. Having sufficient Nitrogen available in the soil when the trees are planted will result in better seedling establishment and growth. Areas disturbed by mineral extraction activities will generally require physical soil modification prior to planting to ensure tree survival and growth. These soil modification techniques can be done using common agricultural practices.

Planting

Plant seedlings in the spring for best results. Planting can begin as soon as the ground is free of frost and can continue as long as the seedlings to be planted have not started new growth. The time period between taking seedlings from their nursery and planting them at their permanent site is critical. Anything to shorten this time period will increase the survival of the seedlings. Keep packaged seedlings out of direct sunlight and plant them immediately after they are removed from their packaging. Protect seedlings at the planting site. Exposing roots to hot sunlight and drying winds for three to five minutes can cause seedling mortality. If planting within 24 hours is not possible, place packaged seedlings under refrigeration at a temperature of 40 to 50 degrees Fahrenheit. If planting must be delayed for a week or more, consult a forester.

Species Selection

In general, it is recommended that new plantings include a diversity of hardwood & conifer species to mitigate potential external factors such as climate, disease or insect issues. To attain successful sustainable forest establishment in a timely manner, conifer species are commonly used. Hardwood species are highly sensitive to drought stress & deer browse when planted and generally take more than one planting to become established. Planted trees primarily grow their root systems in the first 5 years while height growth is limited. The Wisconsin native tree species to be planted are white pine, white spruce & red pine. Optional hardwood species to be planted are basswood, white oak, & black walnut. The non-native Norway spruce may be used if faster growth rates are desired.

- **Eastern white pine *(Pinus strobus)***
  White pine is among the more rapid growing northern forest conifers & it's an excellent tree for reforestation projects. It prefers well-drained soil and cool, humid climates, but can also grow in boggy areas and rocky uplands.

  Estimated Tree Heights with Age (sourced from WDNR Silviculture Handbook):
  3 years (planted age): 5 inches
  5 years (2 years after planting): 1'
  10 years(7 years after planting): 5'
  10 - 20 years: average growth rate is 1.5'/yr up to 4.5'/yr
  Estimated Height at 50 years: 50'-80'
  Rotation Length for management: 80-180 years

- **White spruce *(Picea glauca)***
  The root system of white spruce is highly variable and adaptable. Spruce responds well to a variety of factors, especially soil moisture, soil fertility, and soil impedance.

  Estimated Tree Heights with Age (sourced from WDNR Silviculture Handbook):
  3 years (planted age): 5 inches
  13 years (10 years after planting): up to 20'
  Estimated Height at 50 years: 30'-70'
  Rotation Length for management: 80-180 years

- **Red pine** ***(Pinus resinosa)***
  Red pine grows most commonly on level or gently rolling sand plains Best plantation development is made on soils that range from moderately drained to those without substantial moisture stress. Plantations have been established in southern Wisconsin, outside of the natural range limits for red pine. Long-term growth, productivity, and tree health are uncertain, but observations indicate that red pine is not well adapted to the environment, and that stands often decline at young ages. The 5 acre area of red pine on the Traynor property shows these signs of decline at an early age. Red Pine will be grown in this stand with the intention of cutting it in the future when stocking become high as to allow for the growth of white spruce & white pine.

  3 years (planted age): 5 inches
  *Assume slightly better growth than white pine at a young age
  Estimated Height at 50 years: 40'-70'
  Rotation Length for management: 60-200 years

- **Hardwood Species** to consider planting in lesser amounts:
  American basswood *(Tilia americana)*, White Oak, *(Quercus alba)*, Black walnut *(Juglans nigra)*, Bur Oak *(Quercus macrocarpa)*, Shag bark Hickory (*Carya ovata*) , Hackberry (*Celtis occidentalis*), Silver Maple (*Acer saccharinum*)

Post Planting Treatments

Survival check of planting (highly recommended)
Annually conduct a follow-up field survey to determine the success of the planted seedlings. Plan your next steps.

owing & Herbicide Spraying (recommended "if" needed)
Need will depend on the amount of competition from other plants. Conducted in the first 5 years after planting.

Bud capping (highly recommended)
White pine buds may need some protection to deter deer browsing. This can be done through the use of bud caps. A bud cap is simply a piece of paper wrapped and stapled around the terminal leader and bud of the tree. Bud capping should be done in the fall. Conducted until trees reach heights above browse line (~6').

Pruning (highly recommended)
Prune the lower branches 5-15 years after planting. Improves quality of future saw-log. Improves resistance against white pine blister rust. Prune branches during winter while trees are dormant.

Thinning (highly recommended)
To maintain individual tree health, typical conifer plantations need a first thinning at age 25. Consult a forester at this time for recommendations. Thinning intervals are then scheduled every 10-20 years thereafter until rotation age.

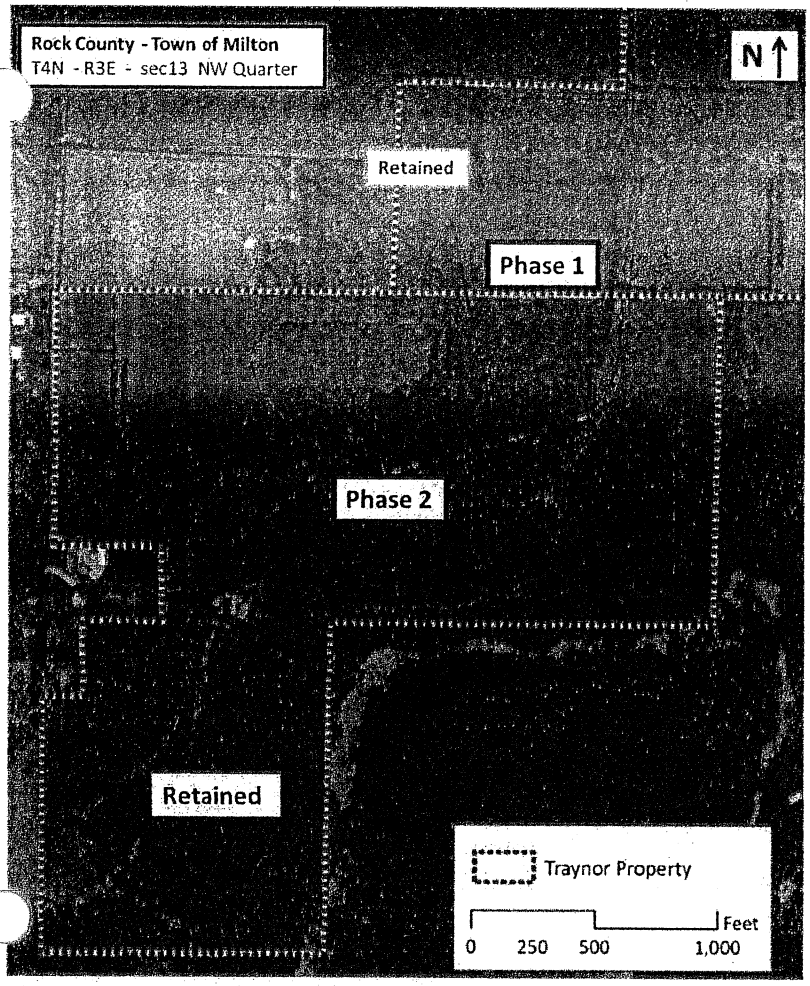


Figure 1. Approximate Traynor Gravel Pit location and Phase 1 & 2 boundaries. This map is not to be used other than estimating the reforestation boundaries.

Estimated Disturbance of Forested land

Phase 1 - 14 acres

Phase 2 - 11 acres

TOTAL - 25 acres

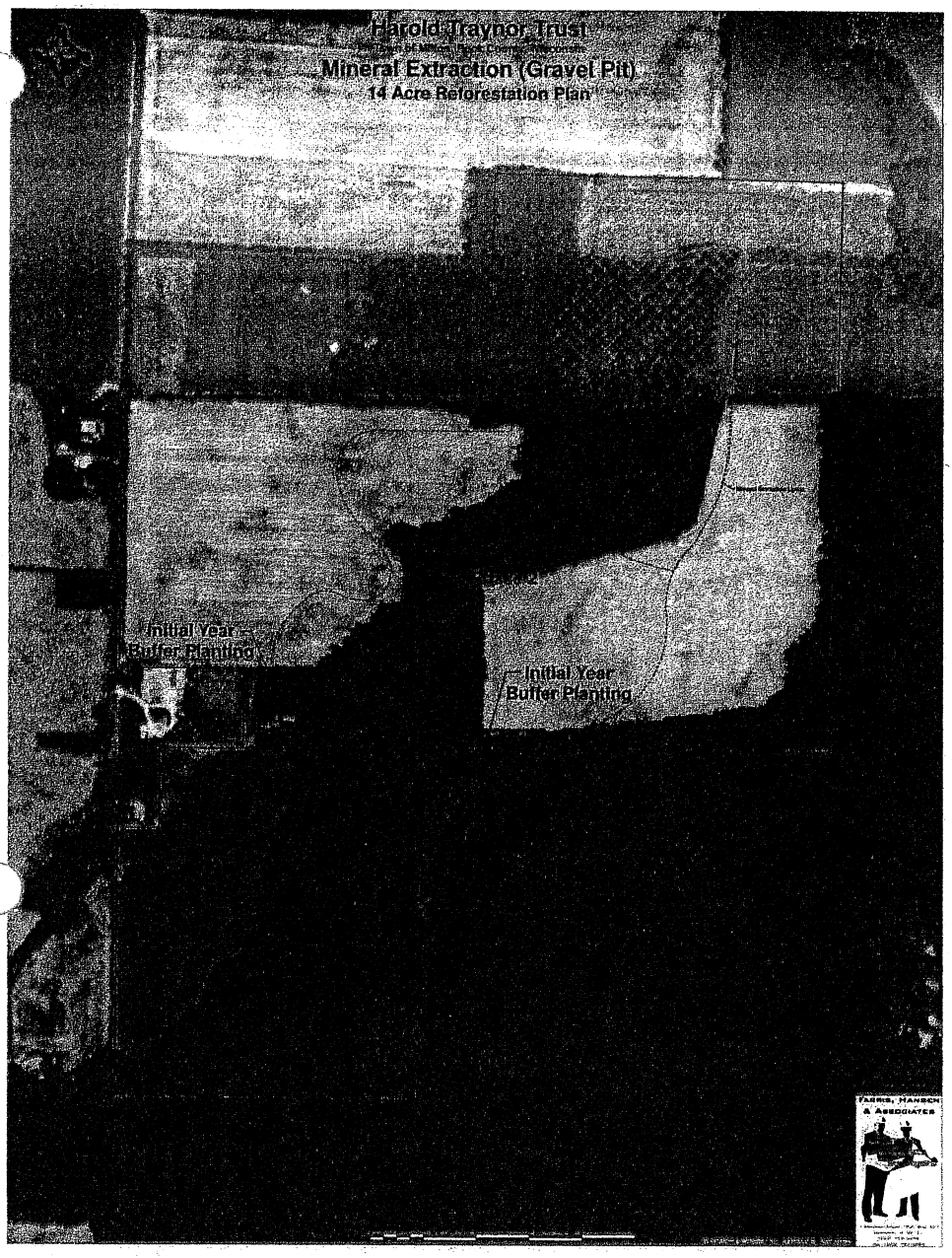


Figure 2. The 2 initial year buffer planting areas shown above are to be planted when gravel extraction begins.

Planting Site west (~1/3 acre) (~100' x ~150')

Species: White Pine
Spacing: 8' between trees & 12' between rows
seedlings needed: 200 white pine (optional to mix-in an additional 50 oak or maple seedlings)
Resulting in 10 rows (20 trees per row)
Row Orientation: North - South

Planting Site east (~1/2 acre) (~50' x ~500')

Species: White Pine
Spacing: 8' between trees & 12' between rows
seedlings needed: 325 (optional to mix in an additional 100 oak or maple seedlings)
Resulting in 5 rows (65 trees per row)
Row Orientation: East - West

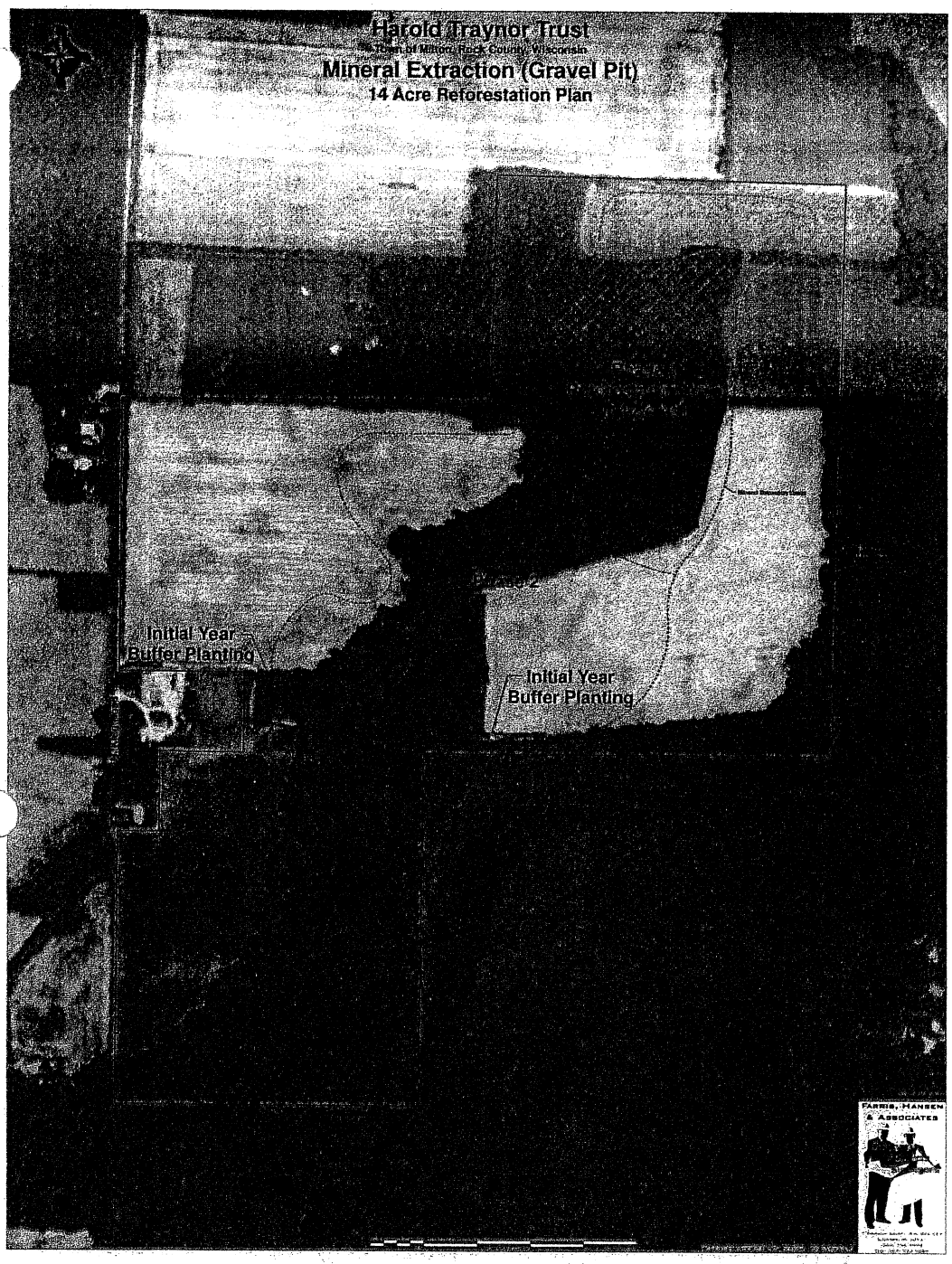


Figure 3. The Phase 1 planting area (14 acres) shown above is to be planted if the gravel extraction is completed in "Phase 1" but does not occur in "Phase 2".

Phase 1 - Planting Site (14 acres)

Stocking: 650 trees/acre

Spacing: (8' between trees x 12' between rows)

seedlings needed: **9,100** (3,100 white pine ; 3,000 white spruce ; 3,000 red pine)

Optional to mix-in an additional 500 basswood, 500 white oak, 500 walnut

Row Orientation: North - South (Alternate species with every row)

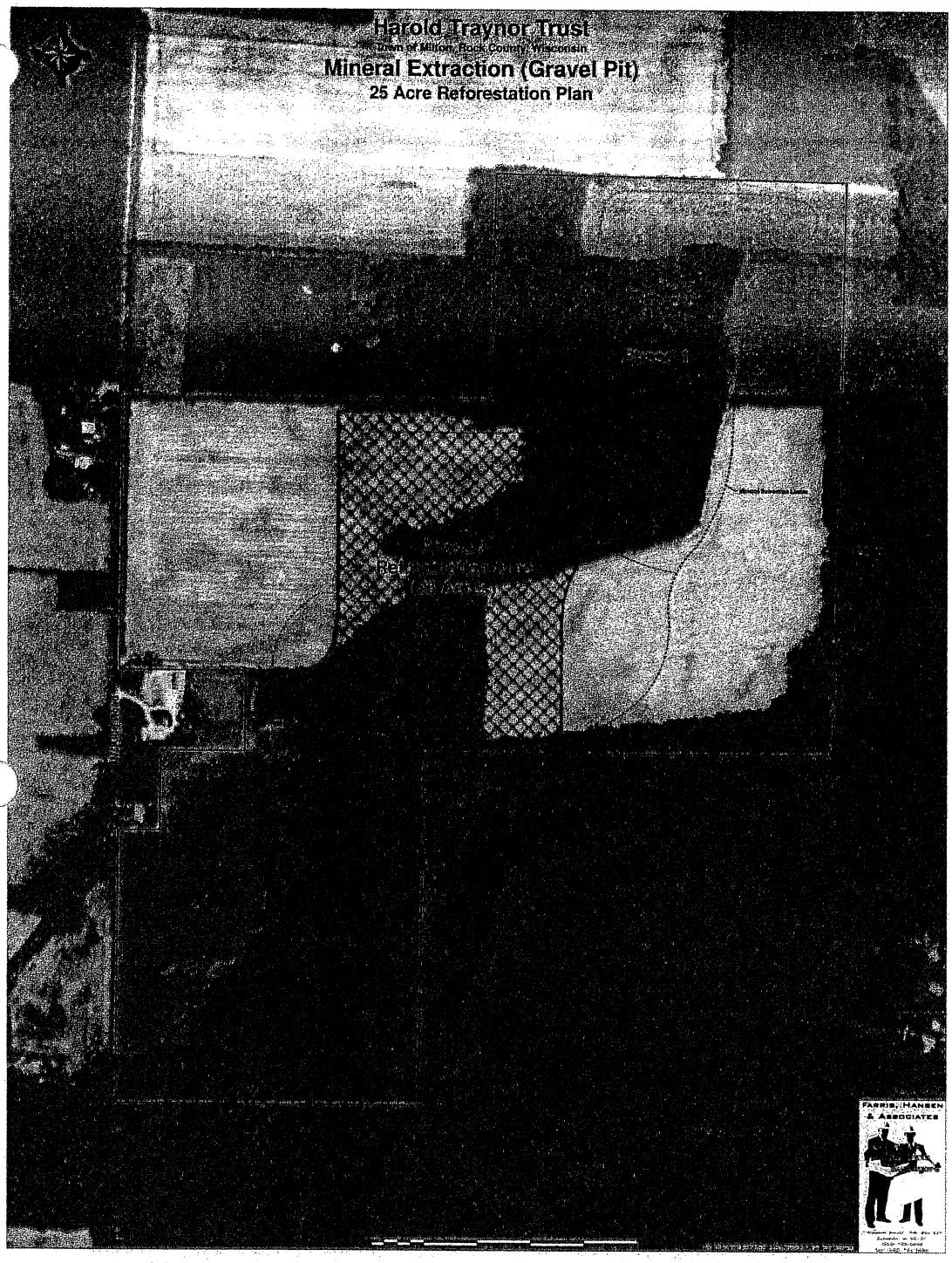


Figure 4. The Phase 2 planting area (25 acres) shown above is to be planted if the gravel extraction of both "Phase 1& 2" are completed.

Phase 2 - Planting Site (25 acres)

Stocking: 650 trees/acre

Spacing: (8' between trees x 12' between rows)

seedlings needed: **16,250** (6,250 white pine ; 5,000 white spruce ; 5,000 red pine)

Optional to mix-in an additional 1,000 basswood, 1,000 white oak, 1,000 walnut

Row Orientation: East - West (Alternate species with every row)

Reforestation Cost Estimates

	Initial Planting (sites A&B)	Phase 1 (site C)	Phase 2 (site D)
# seedlings	525	9100	16250
Seedling Cost	$495.00	$2,493.40	$4,452.50
Shipping Charge	na	$54.60	$97.50
Forest Education Surcharge	na	$273.00	$487.50
Sales Tax (5.5%)	$27.23	$155.16	$277.06
Mechanical Planting Cost	$500.00	$4,550.00	$8,125.00
Herbicide Maintenance (if needed)	$100.00	$1,200.00	$2,200.00
Total Estimated Cost	**$1,122.23**	**$8,726.16**	**$15,639.56**

Table 1. Reforestation cost estimates for the Traynor Gravel Pit.

Cost Estimate Sources

Seedling cost estimates (prices taken from DNR State Nursery Order Form - 2015)

White Pine (3,000+ price, counted & graded) - 3 year stock: $27.40/100seedlings
White Spruce (3,000+ price, counted & graded) - 3 year stock: $27.40/100seedlings
Pine, Red (3,000+ price, counted & graded) - 3 year stock: $27.40/100seedlings
Shipping Charge ($.60/100)
Forest Education Surcharge ($.03/seedling)
Sales Tax (5.5%)

Seedling cost estimates (prices taken from Rock County Land Conservation Dept Tree & Shrub Sale 2014-15)

10 for $12.50, 25 for $25.00, or 50 for $45.00 (plus 5.5% tax)
Available Species: White Pine, White Spruce, Black Walnut, Bur Oak, Red Oak

Mechanical Tree (quote taken from Brooks and Christie Forestry Consultants, LLC)

$.50/seedling planted (includes initial herbicide spraying)

Herbicide Application (quote taken from Brooks and Christie Forestry Consultants, LLC)

$85/acre

Additional Estimates for potential treatments

Survival check of planting

$400 (quote from Sunset Forestry LLC)

Mowing

Unable to find service - assume to be less than $85/acre

Bud capping

minimal cost, usually conducted by landowner

Pruning

minimal cost, usually conducted by landowner

Thinning

commercial harvest, income should be made if adequate tree stocking exists.

Wisconsin Forest Landowner Grant Program (WFLGP) Opportunity

The Wisconsin Forest Landowner Grant Program (WFLGP) was created to encourage private forest landowners to manage their lands in a manner that benefits the state's forest resources and the people of the state. WFLGP provides technical assistance and cost sharing to private landowners to protect and enhance their forested lands, and to protect the water resources. The program allows qualified landowners to be reimbursed up to 50% of the eligible costs of eligible practices.

- A practice must be identified in the landowner's Landowner Forest Stewardship Plan to be eligible for cost sharing.
- Reforestation & Afforestation are Priority 1 Practices (considered high priority).
- Maximum Grant Amount ($10,000)
- WFLGP approval is mandatory prior to ANY purchase of product or service. Once approved, practices can begin.
- Income Taxes are levied to the landowner for any WFLGP grant awarded

	Initial Planting (sites A&B)	Phase 1 (site C)	Phase 2 (site D)
# seedlings	525	9100	16250
Seedling Cost	$495.00	$2,493.40	$4,452.50
Shipping Charge	na	$54.60	$97.50
Forest Education Surcharge	na	$273.00	$487.50
Sales Tax (5.5%)	$27.23	$155.16	$277.06
Mechanical Planting Cost	$500.00	$4,550.00	$8,125.00
Herbicide Maintenance (if needed)	$100.00	$1,200.00	$2,200.00
Total Estimated Cost	**$1,122.23**	**$8,726.16**	**$15,639.56**
Cost Estimate with WFLGP approval	**not eligible**	**$4,363.08**	**$7,819.78**

Table 2. Reforestation cost estimates for the Traynor Gravel Pit with WFLGP approval.

Approval for this reforestation project would be likely. Consulting a forester with the timing of the application and expected planting year is highly recommended so that the WFLGP process is abided by.

*This Reforestation Plan for the Traynor Farms would need a slight modification by Sunset Forestry LLC to become an acceptable Stewardship Plan for WFLGP approval. Specifically this plan would need actual dates for practices, landowner long term goals, landowner signatures for approval, & some soil, water & ecological statements.

More information on WFLGP can be found through the Private Forestry Handbook (DNR)
http://dnr.wi.gov/topic/forestmanagement/documents/24705.pdf

If faster growth rates are desired at an early age for the initial buffer planting, consider ordering Norway spruce from the Rock County Land Conservation Dept Tree & Shrub Sale instead of white pine.

OR consider ordering landscape sized trees already 5' in height. Consider trees such as Hybrid Poplars, Willow Hybrids, Aspen, Maple, & Oaks. Cost generally can ranges from $50 - $100 per tree.

Seedling cost estimates (prices taken from *DNR State Nursery Order Form - 2015*)

White Pine (3,000+ price, counted & graded) - 3 year stock: $27.40/100seedlings
White Spruce (3,000+ price, counted & graded) - 3 year stock: $27.40/100seedlings
White Cedar (3,000+ price, counted & graded) - 3 year stock: $27.40/100seedlings
Bur Oak (3,000+ price, counted & graded) - 2 year stock: $58.40/100seedlings
Red Oak (3,000+ price, counted & graded) - 2 year stock: $58.40/100seedlings
Shagbark Hickory (3,000+ price, counted & graded) - 2 year stock: $65.10/100seedlings
Basswood (3,000+ price, counted & graded) - 2 year stock: $58.40/100seedlings
Black Walnut (3,000+ price, counted & graded) - 2 year stock: $58.40/100seedlings
Hackberry (3,000+ price, counted & graded) - 1 year stock: $40.70/100seedlings
Silver Maple (3,000+ price, counted & graded) - 1 year stock: $40.70/100seedlings
Shipping Charge ($.60/100)
Forest Education Surcharge ($.03/seedling)
Sales Tax (5.5%)

Seedling cost estimates (prices taken from *Rock County Land Conservation Dept Tree & Shrub Sale 2014-15*)

10 for $12.50, 25 for $25.00, or 50 for $45.00 (plus 5.5% tax)
Available Species: White Pine, White Spruce, Black Walnut, Bur Oak, Red Oak, Black Hills Spruce, Colorado Blue Spruce, Fraser Fir, Norway Spruce, Sugar maple

Reforestation Plan prepared by:

John Gritt
Sunset Forestry LLC
3821 Busse St.
Madison, WI 53714
office: 608-467-2379
cell: 920-912-8007
jjgritt@gmail.com
www.wix.com/jjgritt5/sunset

Montgomery Associates
Resource Solutions, LLC

March 4, 2015

Mr. Colin Byrnes, Director
Rock County Planning & Development Agency
51 South Main St.
Janesville, WI 53545

Re: Floodplain analysis for proposed bridge for the Traynor gravel pit in the Town of Milton
MARS Project Number: 1657

VIA: EMAIL

Dear Mr. Byrnes,

This letter summarizes analysis of floodplain hydraulics for the proposed bridge over Otter Creek that will access the proposed gravel pit on the Traynor property at 7030 East County Road N in the Town of Milton. This information is presented in support of Dodge Concrete, Inc.'s application for a Rock County shoreland conditional use permit (CUP). Additional engineering details will be submitted to Rock County for floodplain zoning approval at a later date.

Existing Conditions

The proposed bridge will be constructed in the location of an existing farm bridge over Otter Creek (**Figure 1**). An unpaved access road approaches the bridge from the north and south. Earth fill placed for construction of the existing bridge has constricted the stream channel compared to its natural width upstream and downstream. The existing bridge is a concrete slab 6 inches thick and 12 feet long supported by concrete abutments. It has a clearance of approximately 2 ft from the low water surface.

Floodplain Maps

The effective floodplain map for the 2008 Flood Insurance Study shows that the existing bridge and part of the access road on the north side of the bridge are in the floodway (**Figure 2**). Note that much of the regional flood flows around the bridge over the floodplain, rather than under or over the bridge. A new FIS for Rock County is in preparation, and preliminary floodplain maps show the same floodway location and similar floodplain extents (**Figure 2**). Both the effective and preliminary FISs use the same hydraulic model results to establish the regional flood elevation.

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Proposed Bridge Design

The existing bridge will be removed, and the new bridge will be built in the same location. A goal of the bridge design is to cause zero increase in the regional flood elevation and no change in the floodway location, including on the Traynor property. The bridge design has been developed using hydraulic modeling to identify a design that does not have a floodplain impact relative to the existing bridge.

The proposed bridge design includes a 32-ft pre-cast concrete span supported by cast-in-place concrete abutments. The slab will be 18 inches thick and 20 ft wide, and the deck elevation will be approximately 1 ft higher than the existing bridge. A detailed drawing of the proposed bridge is included with the CUP application.

Hydraulic Analysis

We constructed a new existing conditions hydraulic model of a portion of Otter Creek because the Wisconsin Department of Natural Resources could not provide the hydraulic model that the FIS mapping is based on. Our model starts at FIS cross section O at Klug Road and extends upstream to FIS cross section P on the Traynor property upstream of the bridge site (**Figure 3**). The new existing conditions model closely matches the regional flood elevations listed in the FIS.

We then modeled the proposed bridge, included the concrete span and abutments, approach ramps, improvements to the access road, and associated earthwork (see drawing in the CUP application package). The proposed conditions model shows that the new bridge will result in no increase in the regional flood elevation to 0.01 ft at any cross section upstream or downstream of the bridge. This will be accomplished in the following ways:

- Removing the existing fill on the south side of the existing bridge (**Figure 1**) to restore the original channel width, with a longer bridge to span the wider channel.
- Constructing the access road at or below the existing ground surface in the floodway, except for the bridge approach ramps.
- Cutting soil on the south bank of the creek downstream of the bridge for a distance of approximately 150 ft to increase floodwater conveyance. The average scrape depth will be approximately 1 ft.

Conclusions

The proposed design of the bridge, access road and overbank scrape will result in no increase in the regional flood elevation to 0.01 ft and no change in the location of the floodway upstream or downstream of the bridge, consistent with NR 116 and Rock County ordinance.

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Feel free to contact me at 608-839-4422 with any questions about this information.

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Stephen J. Gaffield, PhD, PE
Hydrologist

Attch: Figure 1. Photograph of existing bridge
Figure 2. Floodplain boundary map
Figure 3. Hydraulic model cross section map

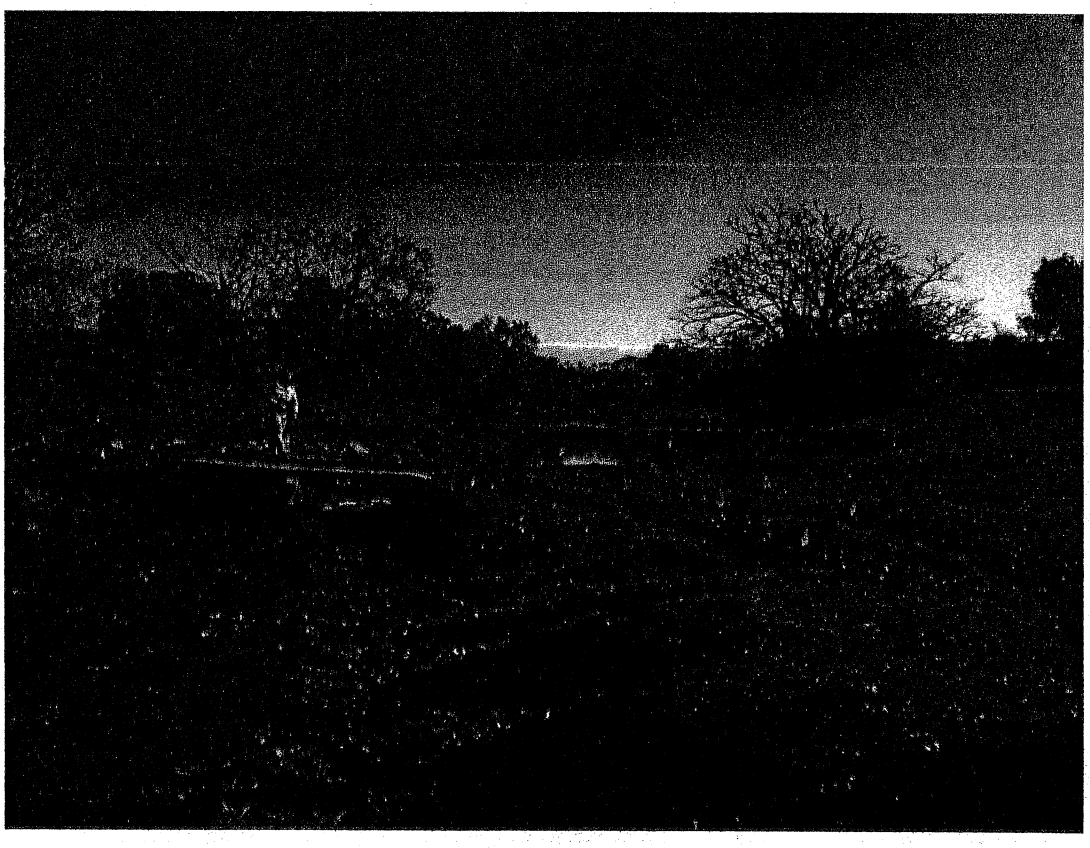

Figure 1. Existing bridge, looking upstream (east). Flags indicate wetland boundary. Note existing fill forming ramp on right (south) side of bridge.

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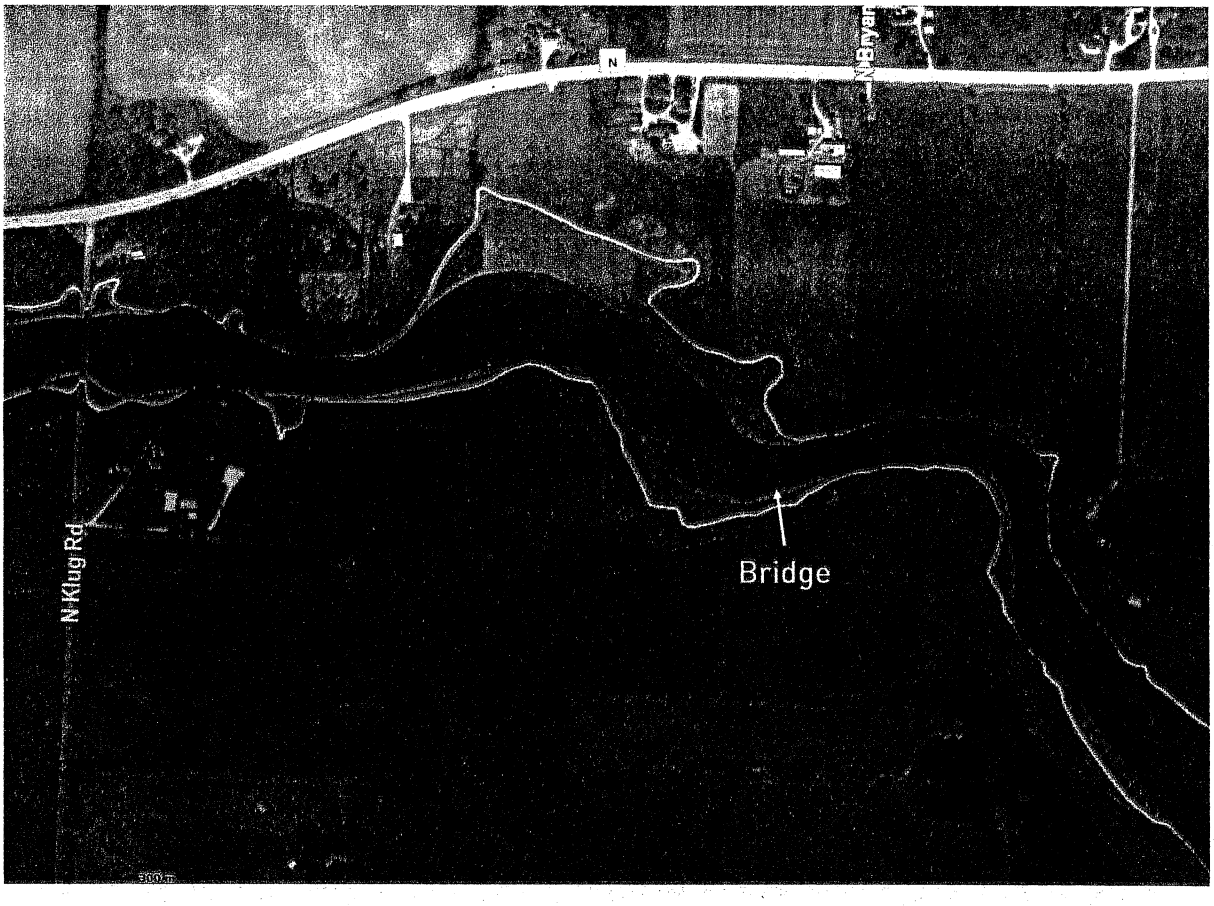

Figure 2. Effective and preliminary floodplain at Traynor property. Floodway shown by red hatching (effective) and red shading (proposed). Extent of 1% probability flood shown by orange line (effective) and orange shading (preliminary).

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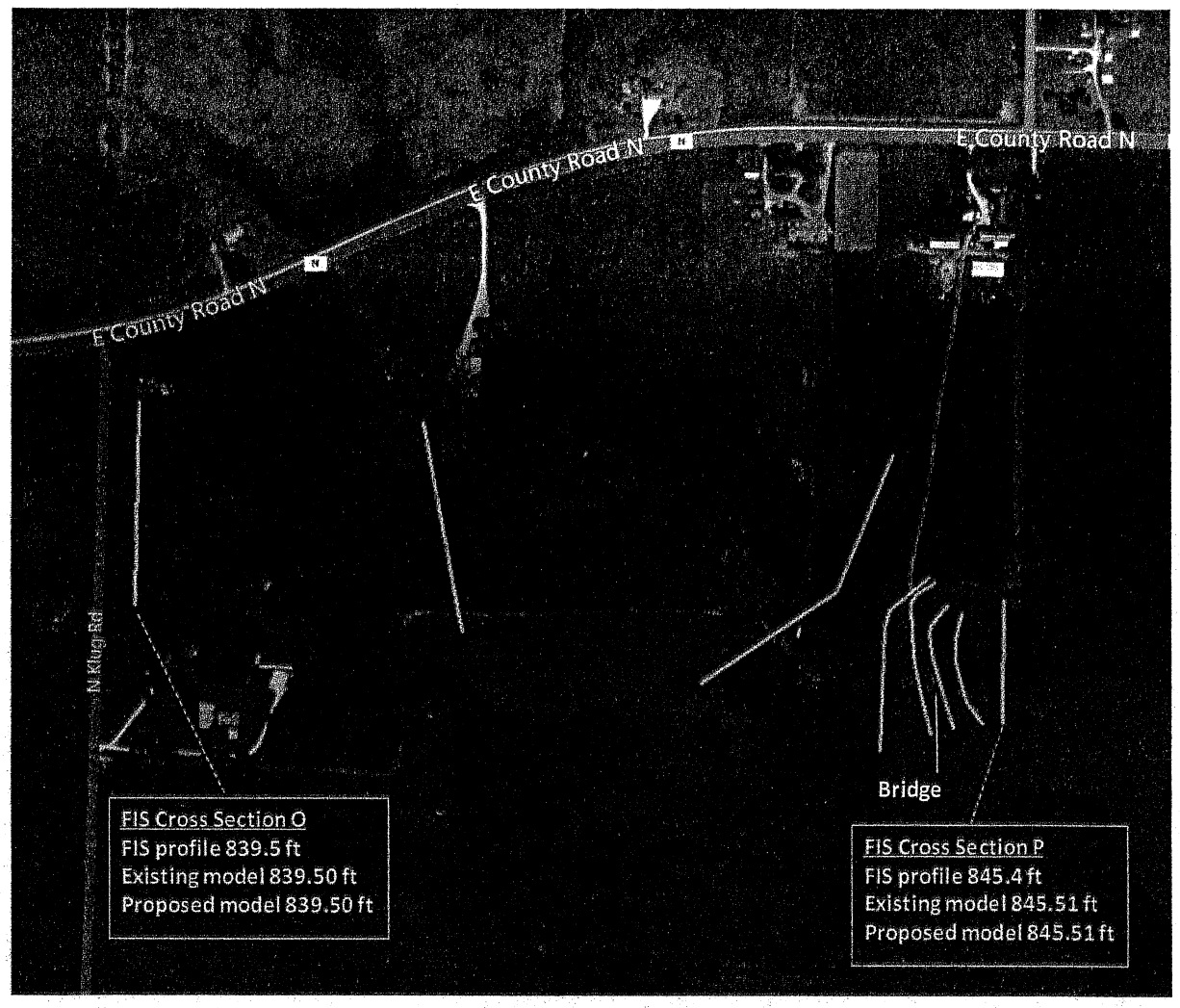

Figure 3. Locations of hydraulic model cross sections for existing and proposed conditions model, with regional flood elevations for the FIS profile, the new existing conditions model, and the new proposed conditions model.

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ROCK COUNTY GOVERNMENT

Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit 2015 001 – Harold Traynor Revocable Living Trust - Parcel 6-13-102.01, 7030 E. County Rd. N, S1/2 of the NW1/4 Section 13, Milton Township

DATE: March 17, 2015

Summary:

Zoning of Shorelands Rock County Code of Ordinances (Chapter 4 Part 2 Subpart 1) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits (CUP). These types of permits require a public hearing, review and action (to deny, approve or approve with conditions) by the Planning & Development Committee.

Per Section 4.213(3)(B) The Planning & Development Committee shall state, in writing, the grounds for granting or denying a conditional use permit.

Per Section 4.213(3)(C) Standards Applicable to All Conditional Uses. In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.
5. The location of the site with respect to existing or future access roads.
6. The need of the proposed use for a shoreland location.
7. Its compatibility with uses on adjacent land.
8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system.
9. Location factors under which:
   a. Domestic uses shall be generally preferred;
   b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;
   c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 4.208 outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more that 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Planning & Development Agency Staff has received a request from the Harold Traynor Revocable Living Trust for a Shoreland Conditional Use Permit (CUP) for disturbing ground and placing fill adjacent to a navigable body of water located on Wisconsin Department of Natural Resources land which includes uplands and wetlands. This application proposes to construct a gravel pit and wash plant.

Recommendation(s) or Action(s):

P&D Agency Staff recommends denial of the Shoreland Conditional Use Permit to construct the gravel pit and wash plant for the following reasons:

1. The negative impact upon the adjacent lands, in particular public lands, does not meet the requirements of Section 4.213(3)(C) Standards Applicable to All Conditional Uses.

   Generally:

   The CUP Application indicates a gravel pit can operate and then be reclaimed with Shoreland impacts that are acceptable in light of the landowner's desire to sell sand and gravel to meet the material demands of concrete production and road projects. It is suggested that this arrangement is also financially reasonable, given associated costs with aggregate production and procurement. The Applicant states these factors should give the Planning & Development Committee cause to approve the CUP.

   But, costs in terms of impact to the adjacent State of Wisconsin Wildlife Area are not quantified. The price the public pays to replicate this type of environment, enjoyed for various outdoor activities, is more than likely greater than the financial benefits accrued by the applicant and operator. Given the potential loss of funding (i.e. Knowles-Nelson Stewardship Funds) for any efforts to purchase additional lands, it is reasonable for the Planning & Development Committee to consider the current investment in this area in its decision process.

   Are the benefits delineated by the Applicant outweigh the potential risk of the public's investment in this State Wildlife Area, even when considering the short and long term best management practices proposed in this project? It may be cheaper for the Applicant's customers to mine this location but, when considering the customers of the adjacent land the cost to the public maybe greater. Staff suggests an alternative location will better serve to protect the long term investment in public land.

   Specifically:

   a. The prevention and control of water pollution including sedimentation.

      The "Traynor Gravel Pit - Operational Plan (Revised 3/2/15)" on page 3 states "Surface water management will be controlled using onsite sedimentation basins and engineered slopes so that water does not migrate out of the footprint or limits of the gravel pit." Page 13 of the same document states "Each phase for the gravel pit has a stormwater basin for containing and handling a 10-year 24 hour storm event." Typical requirements concerning flooding, with respect to County Ordinances, use a 100-year storm event in basin calculations. Therefore, it will be problematic if water is not contained on site and sedimentation is allowed to flow into the adjacent waterbody and wetlands.

b. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.

   The revised FEMA Floodplain Maps indicate the adjacent water body, wetland and some uplands are now considered within the Floodplain. Problematically, the Report indicates sedimentation will occur. This will serve to reduce the functionality of the water body and wetland to mitigate flooding caused by storm events.

c. The need of the proposed use for a shoreland location.

   This land use in this location needs to be justified by the applicant. Can the need for the desired resource be met in another location that does not negatively impact an adjacent water body and wetland area?

d. Its compatibility with uses on adjacent land.

   The Shoreland Zoning Ordinance requires the Planning & Development Committee to consider long term protection. Section 4.201(2) states the uncontrolled use of shorelands and pollution of the navigable waters of Rock County will adversely affect the public health, safety, convenience and general welfare and impair the tax base. The legislature of Wisconsin has delegated responsibility to the counties to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; and to preserve shore cover and natural beauty.

To protect the public trust in navigable waters, all of the required criteria for consideration of a Conditional Use Permit shall be met. In this instance that is not achievable. Therefore, the Staff recommends the request be denied.

Rock County

COMMITTEE APPROVAL REPORT

03/18/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-63100	OFC SUPP & EXP	P1500628	02/01/2015	EXCEL BINDING INC	4,981.00

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
5,733.00	0.00	49.50	4,981.00	702.50

SURVEYOR PROG TOTAL **4,981.00**

I have examined the preceding bills and encumbrances in the total amount of **$4,981.00**
Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.
B. Bills under $10,000 to be paid.
C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: MAR 26 2015

Dept Head _____

Committee Chair _____

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL				
		P1500213	02/28/2015	BELOIT DAILY NEWS	18.18
		P1501394	02/28/2015	HOMETOWN NEWS LIMITED PARTNER	35.15

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
315.00	126.18	0.00	53.33	135.49

PLANNING PROG TOTAL **53.33**

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6460-0000-63110	ADMIN.EXPENSE				
		P1500213	02/28/2015	BELOIT DAILY NEWS	19.69

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
4,960.00	1,650.61	0.00	19.69	3,289.70

HOUSING GRANT CLEARING ACCOUNT PROG TOTAL **19.69**

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6900-0000-63107	PUBL & LEGAL				
		P1500213	02/28/2015	BELOIT DAILY NEWS	34.33

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
320.00	34.33	0.00	34.33	251.34

BOARD OF ADJUSTMENT PROG TOTAL **34.33**

I have examined the preceding bills and encumbrances in the total amount of **$107.35**

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.

B. Bills under $10,000 to be paid.

C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: MAR 26 2015

Dept Head _____

Committee Chair _____