

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
February 13, 2023**

The Dodge County Land Resources and Parks Committee met on February 13, 2023 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

**Call to Order:** Chair Mary Bobholz called the meeting to order at 7:00 PM.

**Members present:** Mary Bobholz, Dale Macheel, Benjamin Priesgen and Dan Siegmann.

**Members excused:** Donna Maly.

Other County Board members in attendance requesting a per diem: **None**

**Staff present:** Bill Ehlenbeck - Director, Joseph Giebel – Manager of Code Administration, Chris Planasch – Register of Deeds.

Others present: David Frohling, Cameron Clapper, Members of the public for the public hearings.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

**Register of Deeds**

Request to carry forward 2022 indexing project funds.

Chris Planasch presented the Committee with a request to carry forward an estimated \$10,011.35 from the 2022 Grantor/Grantee/Misc. book indexes imaging project for Register of Deeds to the 2023 Budget. The carry forward request is for stage 2 of the project that includes Crop, Inspect, Group, and Index and verify the scanned images from stage 1 of the project. The funds came from the 2021 Strategic Initiative Grant applied for by the Dodge County LIO.

Motion by Dan Siegmann to approve the requested carry forward of the 2022 indexing funds as proposed.

Second by Ben Priesgen      Vote 4-0      Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Ben Buchda - MSA Professional Services, agent for Christian Hills Holdings LLC** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 3.3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the NW ¼, Section 24, Town of Leroy, the site address being W343 State Road 67.

Motion by Mary Bobholz to approve the conditional use permit request to create an approximate 3.3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 7.2-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
  - 030-1317-2421-000; 030-1317-2424-000; 030-1317-2431-000; 030-1317-2434-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Dale Macheel      Vote 4-0      Motion carried.

On the basis of the above findings of fact, conclusions of law and the record in this matter the committee granted preliminary approval of the conditional use permit subject to the conditions listed above and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.

### **PUBLIC HEARING**

**Sabrina Breitenbach, agent for Daniel and Richard Lueck ETAL** - Request to rezone approximately 32-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district to allow for the creation of an approximate 10-acre and a 22-acre non-farm residential lot at this location. The site is located in part of the SW ¼ of the NW ¼, and part of the NW ¼ of the NW ¼, Section 18, Town of Lebanon, the site address being N1612 Randall Road.

Motion by Mary Bobholz to submit a favorable recommendation on the request to rezone approximately 32-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district to allow for the creation of an approximate 10-acre and a 22-acre non-farm residential lot at this location.

Second by Ben Priesgen      Vote 3-1(Dan Siegmann)      Motion carried.

On the basis of the above findings of fact, conclusions of law and the record in this rezoning matter, the committee shall provide a favorable recommendation to the County Board on the rezoning petition as proposed. An ordinance shall also be drafted effectuating the recommendation of the committee and said ordinance shall be submitted to the Board for approval;

### **PARK SYSTEM**

#### A. Park Plan Update

Bill Ehlenbeck provided the Committee with an update on the Park Plan. A draft copy of the park plan is available on the County website. The Department staff will be meeting with the consultant next week and plan on presenting the draft copy of the plan to the Committee at the March 13, 2023 Committee meeting. They anticipate holding a public informational meeting in early April and then finalizing the plan. The staff plan to present the final draft to the Committee at the April 10, 2023 meeting for adoption by County Board in April.

### **OTHER BUSINESS**

#### 1. Request to carry over funds from the 2022 Budget to the 2023 Budget

Bill Ehlenbeck reviewed a request to carry over certain unexpended funds from the 2022 Budget to the 2023 budget. A handout was presented to the committee with the proposed carryover funds. The unexpended Nonmetallic Mining Reclamation Program funds, the Land Information Office program funds and the CDBG-Housing Funds are restricted funds that are required to be carried over to the 2023 budget. The remaining fund carryover requests are unexpended funds from approved Department projects that were not completed in 2022 and that will be completed in 2023.

Motion by Mary Bobholz to approve the request to carry over certain funds from the 2022 Budget to the 2023 Budget as proposed.

Second by Dan Siegmann      Vote: 4-0      Motion carried.

#### 2. Resolution to request additional Sales Tax Funds for the Derge Rehab project.

The resolution to request additional Sales Tax Funds for the Derge Rehab project was not ready for consideration at this time. Further review of the low bid revealed additional costs not originally anticipated that resulted in the low bid no longer being the lowest. Staff expect the project will need to be rebid to better clarify requirements and hope a resolution could be set for the March 13<sup>th</sup> meeting and County Board.

3. The minutes from the January 23, 2023 meeting were reviewed by the Committee.

Motion by Dan Siegmann to approve the minutes as written.

Second by Dale Macheel                      Vote: 4-0                      Motion carried.

4. No Committee Member Reports

5. No additional per diems.

Next meeting date will be February 27, 2023 at 7:00 PM

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 7:51 p.m.

Respectfully Submitted,

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Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.

# Land Resources and Parks Department Staff Report

**County Rezoning Petition # 2023-0073**

**Filing Date: January 27, 2023**

**Hearing Date: February 27, 2023**

**Applicant (Agent):**

Michael Thurow  
N1903 Kohler Road  
Neosho, WI 53059

**Owner:**

Dorothy Thurow  
N1903 Kohler Road  
Neosho, WI 53059

**Location**

PIN# 026-0916-1214-001

Part of the SE ¼ of the NE ¼, Section 12, Town of Lebanon, the site address being N1903 Kohler Road.

**Applicants Request**

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 2.18-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of a non-farm residential lot. The proposed 2.18-acre lot is vacant agricultural land which is intended for non-farm residential use.

**Land Use Code Provisions**

1. Subsections 2.3.4.A through 2.3.4.J of the Land Use Code details procedural matters, the approval criteria and the form for the petition. The Committee must hold a public hearing and report to the County Board. The role of the Town boards in the process is also outlined in this section.
2. Subsection 2.3.4.B states that a petition for rezoning may be made by any property owner in the area to be affected by the rezoning.

**Purpose Statements**

The purpose of the A-1 Prime Agricultural Zoning District is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland, allow participation in the state's farmland preservation program, and accommodate changing practices in the agricultural industry, subject to appropriate standards.

The purpose of the A-2 General Agricultural Zoning District is to promote areas for agriculture which are transitional, allowing for expansion of urban areas limited to rural residential development, and the conversion of agricultural land to other related uses, subject to appropriate standards.

**Physical Features of Site**

**The features of the proposed construction and property that relate to the rezoning request are as follows:**

The County has Zoning Jurisdiction over this site as the Town of Lebanon has adopted the County's Land Use Code. The site is located within the A-1 Prime Agricultural Zoning District.

The County has Shoreland Jurisdiction over both lots.

- Portions of the 15.2+acre remnant lot are designated as wetlands.
- The proposed 2.18-acre lot is not designated as wetlands.

The proposed lots are not located within the County's Floodplain jurisdiction.

The topography of the site is rolling with slopes ranging from 0 to 18%;

Land Use, Site: Residential and open space recreational.

Land Use, Area: Agricultural with scattered residences along Kohler Road.

Designated Archaeological Site:    Yes             No

Density Standards

The base farm tract for this property contains 17.4-acres within the A-1 Prime Agriculture Zoning District. The Code would allow a maximum of 0.82-acres for non-farm residential use under the conditional use permit process. Therefore, in this case, rezoning is required to allow for the creation of a 2.18-acre nonfarm residential lot at this location.

The proposal is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan:

- The site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.

Town Recommendation

The Town Board has submitted a recommendation to the Department approving the rezoning petition.

**STAFF ADVISORY:**

***This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.***

The staff has reviewed the petition for compliance with the approval criteria listed in Section 2.3.4.I of the Code with Chapter 91.48 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

The staff believes that the committee can make the findings necessary under Section 2.3.4.I of the code and Chapter 91.48 of the Wisconsin State Statutes in order to submit a favorable recommendation to the County Board for this proposal.

## Exhibit A

### 2.3.4.I Approval Criteria

In acting on a rezoning petition, the County Board of Supervisors shall consider the stated purpose of the proposed zoning district and shall approve the rezoning petition only if it finds that:

**2.3.4.I.1** Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- It is the staff's position that there are adequate public facilities and services to serve the proposed lot;

**2.3.4.I.2** Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them;

- It is the staff's position that the proposed development project will not place an unreasonable burden on the ability of the Town to provide adequate public facilities or services;

**2.3.4.I.3** The proposed development will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife, and vegetation;

- It is the staff's position that if the proposed lot is developed in accord with the Land Use Code provisions, the development project will not have an unreasonable adverse effect on surrounding properties or the environment;

**2.3.4.I.4** The land proposed for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

- It is the staff's position that the area to be rezoned is suitable for development and if the land is developed in accord with the land use code provisions, the project will not cause unreasonable soil erosion;

**2.3.4.I.5** The proposed rezoning is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code;

- It is the staff's position that the proposal is consistent with the Dodge County Comprehensive Plan as the site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.
- It is the staff position that the proposal is consistent with the Farmland Preservation Plan

**2.3.4.I.6** The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure;

- It is the staff's position that the proposed rezoning is consistent with the County's Future Land Use Map as this site is designated as agriculture. Therefore it is the staff's position that the proposed rezoning will not result in spot rezoning.

**2.3.4.1.7** The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- It is the staff's position that the proposed rezoning is the minimum action necessary to accomplish the intent of the petition;

**2.3.4.1.8** For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

**2.3.4.1.8.a** The land is better suited for a use not allowed in the A-1 Prime Agricultural Zoning District;

- It is the staff's position that the land is suited to residential use.

**2.3.4.1.8.b** The rezoning is substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

- The property is designated as agriculture according to the County's Future Land Use Map and therefore it is the staff's position that the proposed rezoning is substantially consistent with the Dodge County Comprehensive Plan and the Farmland Preservation plan;

**2.3.4.1.8.c** The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

- It is the staff's position that the proposed rezoning will not substantially impair or limit the current or future agricultural use of the adjacent parcels;

**2.3.4.J Approval by Affected Town Boards**

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- The Town Board has submitted a recommendation to the Department approving the rezoning petition.



**Dodge County Planning, Development and Parks Committee Decision**

**County Rezoning Petition # 2023-0073**  
**Filing Date: January 27, 2023**  
**Hearing Date: February 27, 2023**

**Applicant (Agent):**  
Michael Thurow  
N1903 Kohler Road  
Neosho, WI 53059

**Owner:**  
Dorothy Thurow  
N1903 Kohler Road  
Neosho, WI 53059

**Location**  
PIN# 026-0916-1214-001  
Part of the SE ¼ of the NE ¼, Section 12, Town of Lebanon, the site address being N1903 Kohler Road.

**Applicants Request**  
A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 2.18-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of a non-farm residential lot. The proposed 2.18-acre lot is vacant agricultural land which is intended for non-farm residential use.

**CONCLUSIONS OF LAW**  
**Based upon the facts presented in the application and at the public hearing the committee concludes that:**

**2.3.4.I Approval Criteria**

**2.3.4.I.1** Are there adequate public facilities and services available to serve the subject property while maintaining adequate levels of service to existing development? (sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable)

(Yes / No / N/A);  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.I.2** Will the provision of public facilities to this project place an unreasonable burden on the ability of affected local units of government to provide them?

(Yes / No / N/A);  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.3** Will the proposed development result in significant adverse impacts upon surrounding properties or the natural environment? (air, water, noise, stormwater management, soils, wildlife, and vegetation)

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.4** Will the development of this land cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas?

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.5** Is the proposal consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code?

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.6** Will the proposed rezoning be used to legitimize, or “spot zone,” a nonconforming use or structure?

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.7** Is the proposed rezoning the minimum action necessary to accomplish the intent of the petition?

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.8** For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

**2.3.4.1.8.a** Does the Committee believe that the land to be rezoned is better suited for residential use or for agricultural use?

(Residential / Agricultural )

If the land to be rezoned is better suited for agricultural use, are there other areas on this property that would be better suited for the proposed residential use?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.I.8.b** Is the rezoning petition substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.I.8.c** Will the rezoning substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.J Approval by Affected Town Boards**

Has the Town submitted a recommendation regarding this request?

( Yes / No )

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Does the application contain sufficient information necessary to make a decision on the rezoning petition?**

Yes;

No - the following additional information is needed before a decision can be made:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Committee Action**

**Based upon the facts presented in the application and at the public hearing, does the committee believe that the criteria in Section 2.3.4.I can be met for this proposal?**

( Yes / No )

Motion by \_\_\_\_\_ to submit a (favorable / unfavorable) recommendation to the County Board of Supervisors on the rezoning petition as proposed.

Motion second \_\_\_\_\_





**DODGE COUNTY**  
**LAND RESOURCES & PARKS DEPARTMENT**  
 127 E. OAK STREET • JUNEAU, WI 53039  
 PHONE: (920) 386-3700 • FAX: (920) 386-3979  
 E-MAIL: landresources@co.dodge.wi.us

## REZONING PETITION

THIS AREA FOR OFFICE USE ONLY	
Activity No. <b>230073</b>	Application Date: <b>1-27-2023</b>
	Receipt #: <b>6485-0019</b>

Petition Fee: \$350 (Payable to Dodge County)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Petitioner (Agent) <u>Michael Thurow, PR</u>	Parcel Identification Number (PIN) <u>026-0916-1214-001</u>
Street Address <u>N1903 Kohler Rd.</u>	Town <u>Lebanon</u>
City • State • Zip Code <u>Neosho, WI 53059</u>	Section <u>12</u>
Property Owner (If different from petitioner) <u>Dorothy Thurow</u>	Subdivision or CSM (Volume/Page/Lot)
Street Address <u>Same</u>	Address Of Property (DO NOT include City/State/Zip Code)
City • State • Zip Code <u>*See Note on Map.</u>	Is this property connected to public sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No

### CONTACT PERSON

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your petition.

Name Allen Thurow Daytime Phone (262) 224-4111

### PROPOSED REZONING

Current Zoning District <u>A-1 Prime Agricultural District</u>	Proposed Zoning District <u>A-2 General Agricultural District</u>
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### Reason For Rezoning

To allow for the creation of a non-farm residential lot

Please complete the site map on the reverse side of this sheet.

### CERTIFICATE

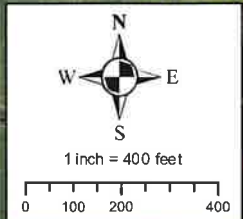
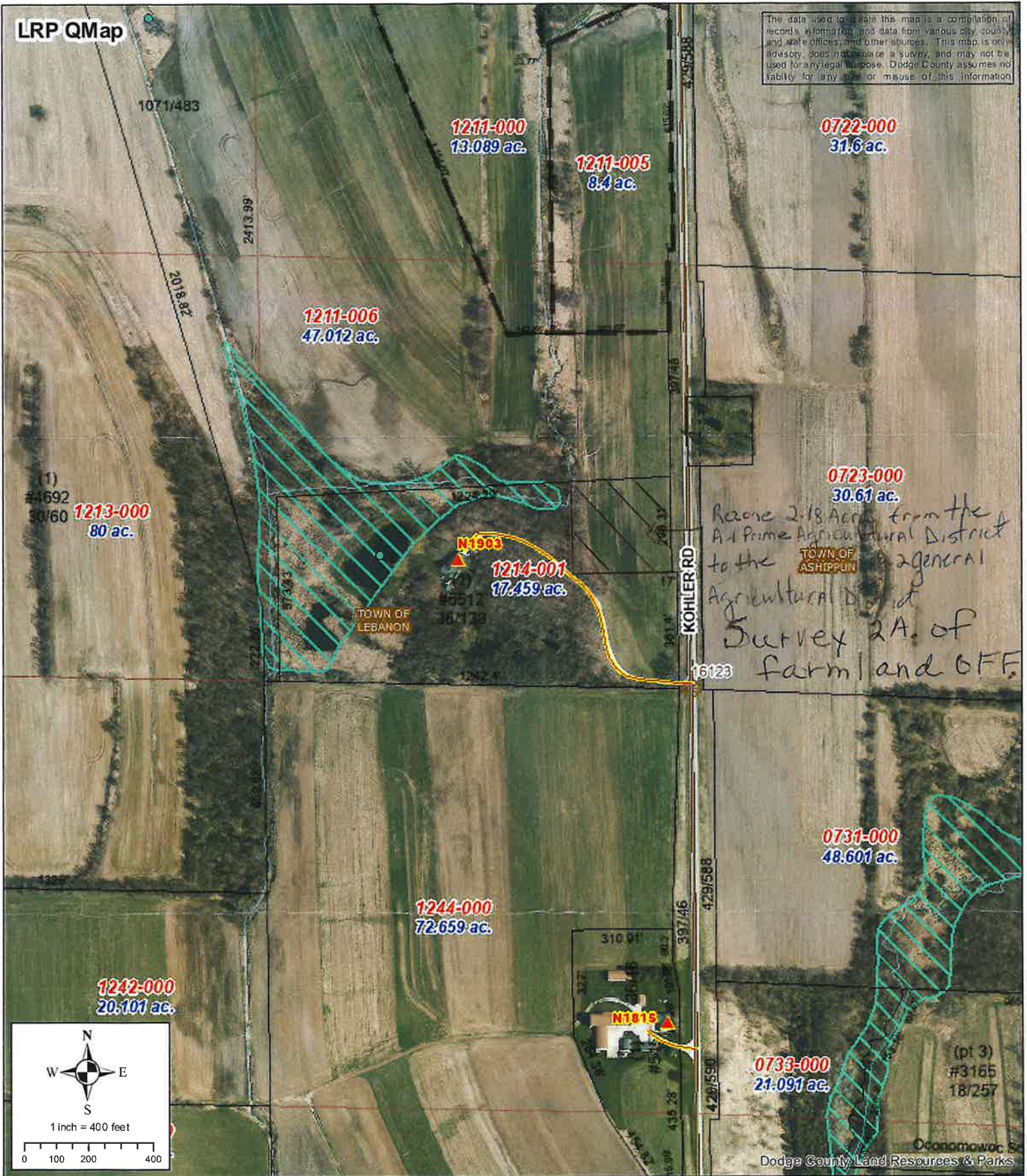
I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature Dorothy Thurow Date 1-24-23

Daytime Contact Number (920) 253-1722

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

The data used to create this map is a compilation of records, information, and data from various city, county, and state offices, and other sources. This map is only advisory, does not constitute a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



General	WI Historical Society	Floodplain / Wetland	County Zoning
Urbanized Roads	Historic Structures	FEMA Floodplain/Storage/Dam Shadow	Planned Unit Development
Soils	Archaeological Sites	DNR Wetland Areas/Points	Hartford Extraterritorial
Airport Ordinance 3-Mile Buffer	Survey Areas	Shoreland Zoning	General Agricultural
Sewer Service Areas	Non-Metallic Mining	Shoreland Zoning Buffer	Prime Agricultural
Highly Developed Shoreline	Active Mining Area	Lakes/Ponds/Sloughs	One Family Residential
Elevation Contours	Approved Mining Area	Rivers/Streams/Creeks	Two Family Residential
	Mine Property Boundaries		Multi-Family Residential
			General Commercial
			Extensive Commercial
			Light Industrial
			Industrial
			Waterbody
			ROW/City/Village

**Dorothy Thurow**  
Town of Lebanon, Sec. 12

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1211-006  
THUROW  
47 ac.

1211-000  
WANK  
13.1 ac.

1211-005  
HARRIS  
8.4 ac.

1211-001  
SHIPPEN CENTER  
1 ac.

1211-300  
ZWIEG  
30 ac.

BFT0160  
17.5 ac.

**D. THUROW**

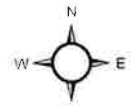
**LOT 2**

**LOT 1**

KOHLER RD

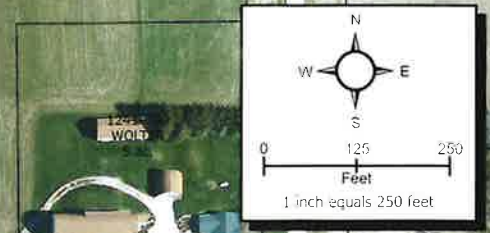
1244-000  
REITLER  
72.7 ac.

-  Thurow Property
-  Tax Parcels
-  Base Farm Tract
-  Area to be Rezoned (A-1 to A-2)



0 125 250  
Feet

1 inch equals 250 feet



# Land Resources and Parks Department Staff Report

**County Conditional Use Permit Application # 2023-0058**

**Filing Date:** January 19, 2023

**Complete application Date:** February 1, 2023

**Hearing Date:** February 27, 2023

**Applicant (Agent):**

WD Navis Inc.  
N2747 State Road 26  
Waupun, WI 53963

**Owner:**

Lary Zimmerman  
N8735 Pine Road  
Beaver Dam, WI 53916

**Location**

PIN#: 044-1214-1622-000

Location: Part of the NW ¼ of the NW ¼, Section 16, T12N, R14E, Town of Trenton, the site address being W8825 Spruce Road.

**Applicants Request**

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow for crushing of the waste stone material within the existing mine site that is not suitable for landscaping stone so that it can be sold for stone aggregate. The applicant is also requesting to allow for the expansion of the initial mine site area to allow additional area for the stockpiling of the overburden material until that material can be used for reclamation of the mine site.

**Project Details**

On April 2, 2007 the Dodge County Planning, Development and Parks Committee approved a Conditional Use Permit (#2007-0133) request for WD Navis as agent for Lary Zimmerman to allow the establishment of a non-metallic mine at this location. On March 8, 2016 the Dodge County Planning, Development and Parks Committee approved a Conditional Use Permit (#2016-0047) request for WD Navis as agent for Lary Zimmerman to allow for the use of low production blasting within this mine site. Per Condition 10 of the amended Conditional Use Permit, any significant change to or expansion of the business operation, designated mine area and/or facilities may require a new Conditional Use Permit to be obtained.

On January 19, 2023 a Minor Land Division was submitted and approved to create a separate 17.5-acre lot that will contain the existing Non-metallic Mine. Said lot is intended to be purchased by WD Navis Inc. the lot will continue to be used for non-metallic mining. The remaining 62.5+acres of land will remain in agricultural use.

WD Navis Inc., is proposing to add approximately 3 acres along the south border of the initial approximately 14.5-acre mine site to allow for the storage of fill material to be used for future reclamation of the mine. According to the applicant, the additional 3-acres of land along the south lot line does not contain bedrock. The applicant is also proposing to add a crushing operation to the existing mine operation plan to allow for the use or sale of crushed stone material that is not suitable for building and landscape stone.

The crushing operations will be done by subcontractors who will transport their equipment to the site using lowboy semis. The typical equipment used for a complete crushing plant will include the use of a primary jaw crusher, a secondary stone crusher along with conveyors, and a front end loader. In addition, a portable track crusher will be used to easily move around the site to crush multiple piles. This is a smaller unit that is fed with an excavator. The crushed stone product will be stockpiled with a front end loader. The finished gravel products will be stored in stock piles near the middle of quarry until they are ready to be hauled away by dump trucks.

The hours of operation will be from 6:30 AM to 5:00 PM, Monday through Friday which is consistent with the adjacent mine operations. Crushing would primarily take place from May-December. No night work will be conducted, therefore no additional



lighting will be needed. The loading and hauling of materials would be primarily March-December from 6:00 AM to 6:00 PM on Monday through Friday and 6:30 AM to 2:00 PM on Saturdays. No crushing or loading will take place on Sundays or Holidays. Crushing is expected to begin as soon as summer of 2023 and the anticipated lifespan will be approximately 20 years with a total quantity of approximately 300,000 ton of material. Extraction will begin along the south end of the property and moving north until the mine operation is completed.

Noise from the site will be minimized by use of the existing berms and trees located on the site. Dust control will be minimized by bringing in a water truck to connect to the spray bars on the conveyors of the crushing plant, as well as, keeping the haul roads wet when equipment is operating.

### **County Jurisdiction**

**The County has Zoning Jurisdiction over this site as the Town of Trenton has adopted the County's Land Use Code.**

### **Review Criteria**

1. Subsections 2.3.6.A through 2.3.6.H of the Land Use Code details procedural matters, the approval criteria and the form for the conditional use permit application. The Committee shall authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for conditional uses after review and a public hearing, provided that such conditional uses or structure are found to be in accordance with the purpose and intent of this Code and the approval criteria provided in Section 2.3.6.F and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the area.

### **Land Use Code Provisions:**

1. Section 3.6 and Table 3.6-1 of the Land Use Code identifies "Mineral Extraction" as a conditional use in the A-1 Prime Agricultural Zoning District.

### **Purpose Statement**

The purpose of the A-1 Prime Agricultural District is to promote areas for uses of a generally exclusive agricultural nature on lands of the best agricultural quality in order to protect farmland in perpetuity and accommodate changing practices in the agricultural industry, subject to appropriate standards.

### **Physical Features of Site**

**The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:**

The County has Zoning Jurisdiction over this site as the Town of Trenton has adopted the County's Land Use Code. The site is located within the A-1 Prime Agricultural Zoning District.

Land Use, Site: Agricultural and Mineral Extraction

Land Use, Area: Agricultural and Mineral Extraction

Designated Archaeological Site: Yes  No

Town Recommendation: Approve  Deny  No recommendation submitted

**STAFF ADVISORY:**

***This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.***

The staff has reviewed the proposal for compliance with the criteria listed in Sections 2.3.6.F of the code. The staff comments are listed in Exhibit A for review by the committee.

It is the staff's position that the project is in compliance with the applicable provisions of the Dodge County Land Use Code and the staff believes that the Committee can make the findings necessary under Section 2.3.6.F of the code that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, the staff believes that the project will not have an adverse effect on the adjacent land owners, the community or the environment and the proposal will be consistent with the purpose and intent of the Code.

**CONDITIONS:**

1. The business operation shall be conducted without the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community;
2. A valid non-metallic mining plan in accord with Subsection 4.12 shall be maintained for this non-metallic mining operation;
3. The business shall be operated in accord with the business operation approved with CUP #2007-0133 and CUP #2016-0047 as amended with this approval;
4. All erosion control measures required by the applicable Federal, State, County and local codes shall be in place and shall be maintained throughout the duration of the operation in accord with Best Management Practices;
5. Dust control measures such as watering or oiling shall be taken by the applicant during the quarry operation to minimize dust from this site;
6. The applicant shall reimburse the County and/or the Town for any and all repairs and reconstruction required to the public haul roads that will be used for the operation of the Quarry. A qualified independent third party, agreed to by the County, Town and applicant, and paid for by the applicant, shall be hired to inspect the roadways to be used during the operation of the quarry. A copy of an agreement between the applicable County and Town highway departments and the applicant regarding the evaluation and documentation of road condition, the required maintenance, reconstruction and repair requirements for the haul roads shall be submitted to the Department prior to beginning the quarry operation. Any road damage done by the applicant or its contractors or subcontractors shall be repaired or reconstructed at the applicants expense in accord with the agreement;
7. Any significant change to or expansion of the business operation, designated mine area and/or of its facilities may require that a new Conditional Use Permit be obtained.
8. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.

## EXHIBIT A

### **Staff Review Comments**

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.6.F of the code. The staff comments are as follows:

**2.3.6.F.1** Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that the proposed project complies with the applicable provisions of the code;

**2.3.6.F.2** Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

- It is the staff's position that if the proposed activity is performed in a code compliant manor in regards to Federal and State regulations, the activity will be compatible with the adjacent uses.

**2.3.6.F.3** Will the proposed use be significantly detrimental to the public health, safety, and welfare?

- It is the staff's position that if the proposed activity is performed in a code compliant manor in regards to Federal and State regulations, the activity will be compatible with the adjacent uses.
- There have been no complaints filed with the Dodge County Land Resources and Parks Department regarding the existing quarry operation.

**2.3.6.F.4** Will the project cause substantial diminution in value of other property in the neighborhood in which it is to be located;

- It is the staff's position that the project will not have an adverse impact on the value of other property in the area;

**2.3.6.F.5** Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

- It is the staff's position that there are adequate public facilities to serve the property;

**2.3.6.F.6** Are there adequate assurances of continuing maintenance for the project?

- It is the staff's position that the applicant should be required to provide adequate assurances for the maintenance of the town and county roads and should provide assurances that dust control measures will be implemented throughout the project in order to assure continued maintenance of the roads and the site;

**2.3.6.F.7** Will any significant adverse impacts on the natural environment be mitigated to the maximum practical extent?

- It is the staff's position that the following mitigation action should be required in order to minimize any potential adverse impacts on the environment:
  - Existing conditions on the previously approved Conditional Use Permits shall remain in place, therefore, the proposed activity should have little to no impact above that which has been approved.

**2.3.6.F.8** The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources;

- According to the County's maps, there are currently no hazard areas located on this parcel;

**2.3.6.F.1** Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that this project is consistent with the Dodge County Comprehensive Plan as the site is designated as Agriculture according to the Dodge County Future Land Use Map and non-metallic mining is considered to be consistent with the Agricultural land use category.

**Dodge County Land Resources and Parks Committee Decision**

**County Conditional Use Permit Application # 2023-0058**

**Filing Date:** January 19, 2023

**Complete application Date:** February 1, 2023

**Hearing Date:** February 27, 2023

**Applicant (Agent):**

WD Navis Inc.  
N2747 State Road 26  
Waupun, WI 53963

**Owner:**

Lary Zimmerman  
N8735 Pine Road  
Beaver Dam, WI 53916

**Location**

PIN#: 044-1214-1622-000

Location: Part of the NW ¼ of the NW ¼, Section 16, T12N, R14E, Town of Trenton, the site address being W8825 Spruce Road.

**Applicants Request**

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow for crushing of the waste stone material located within the existing non-metallic mine at this location that is not suitable for landscaping stone so that it can be sold for stone aggregate and to allow for the expansion of the existing mine area to allow additional area for the stockpiling of the overburden material until it can be used for reclamation of the mine site.

**CONCLUSIONS OF LAW**

**Based on the facts presented in the application and at the public hearing the Committee concludes that:**

**2.3.6.F General Approval Criteria for Conditional Use Permits**

Conditional Use Permits shall be approved by the Committee if they find that all of the following criteria have been met:

**2.3.6.F.2** Is the project compatible with adjacent uses in terms of scale, site design and operating characteristics? (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

(Yes / No)

If not, what measures can be taken to mitigate any potential conflicts?

\_\_\_\_\_

\_\_\_\_\_

**2.3.6.F.3** Will the proposed use be significantly detrimental to the public health, safety, and welfare?

(Yes / No)

If yes, what measures can be taken to mitigate the potential detrimental impacts?

\_\_\_\_\_

\_\_\_\_\_

**2.3.6.F.4** Will the project cause a substantial decrease in value of other property in the neighborhood in which it is to be located;

(Yes / No)

If yes, what measures can be taken to mitigate the decrease in the value of the properties?

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**2.3.6.F.5** Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No / Not Applicable)

If not, what can be done to ensure facilities and services will be available?

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**2.3.6.F.6** Are there adequate assurances of continuing maintenance for the project?

(Yes / No/ Not Applicable)

If no, what measures can be taken to ensure continued maintenance?

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**2.3.6.F.7** Will there be any significant adverse impacts on the natural environment that require mitigation?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse impacts on the environment?

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**2.3.6.F.8** Is the project located in any hazard areas? (floodplains, floodways, steep slopes, etc)

(Yes / No)

If yes, are there any measures that need to be taken to mitigate any potential dangers?

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**2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code?**

(Yes / No)

If not, what changes must be made to bring the project into compliance with the code?

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**Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?**

(Yes/No)

1. The business operation shall be conducted without the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community;
2. A valid non-metallic mining plan in accord with Subsection 4.12 shall be maintained for this non-metallic mining operation;
3. The business shall be operated in accord with the business operation approved with CUP #2007-0133 and CUP #2016-0047 as amended with this approval;
4. All erosion control measures required by the applicable Federal, State, County and local codes shall be in place and shall be maintained throughout the duration of the operation in accord with Best Management Practices;
5. Dust control measures such as watering or oiling shall be taken by the applicant during the quarry operation to minimize dust from this site;
6. The applicant shall reimburse the County and/or the Town for any and all repairs and reconstruction required to the public haul roads that will be used for the operation of the Quarry. A qualified independent third party, agreed to by the County, Town and applicant, and paid for by the applicant, shall be hired to inspect the roadways to be used during the operation of the quarry. A copy of an agreement between the applicable County and Town highway departments and the applicant regarding the evaluation and documentation of road condition, the required maintenance, reconstruction and repair requirements for the haul roads shall be submitted to the Department prior to beginning the quarry operation. Any road damage done by the applicant or its contractors or subcontractors shall be repaired or reconstructed at the applicants expense in accord with the agreement;
7. Any significant change to or expansion of the business operation, designated mine area and/or of its facilities may require that a new Conditional Use Permit be obtained.
8. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.

Others

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Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Section 2.3.6.F of the County Land Use Code? (Yes / No)

Motion by \_\_\_\_\_ to approve the conditional use permit request based upon the previously mentioned findings and conditions.

Motion second \_\_\_\_\_

**Vote**

Dale Macheel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Donna Maly	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Ben Priesgen	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Dan Siegmann	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Mary Bobholz – Chair	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

**Motion (Carried / Denied)**

**ORDER AND DETERMINATION**

On the basis of the above findings of fact, conclusions of law and the record in this matter the committee

- Granted preliminary approval of the conditional use permit subject to the conditions listed above and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Granted the conditional use permit request as proposed and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Denied the conditional use permit request as proposed. The committee finds that the proposal does not meet the following approval criteria of the code:  
\_\_\_\_\_

Expiration of Approval. Any order issued by the Committee requiring a Zoning official to issue a conditional use permit shall become void after one year unless the applicant or appellant shall have met the conditions of approval for such permit and a conditional use permit has been issued by the Zoning official within such time, provided, that the time may be extended when so specified by the Committee.

Revocation. This order may be revoked by the Committee in accord with Section 11.4.4 of the Dodge County Land Use Code after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by any person or their agent aggrieved by this decision or by any officer, department, board or bureau of the County, or by any affected town board. Such appeals shall be filed with the Dodge County Land Resources and Parks Department or the review and decision making body from whom the appeal is taken within 30 days after the date of written notice of the decision or order of the review and decision making body. The County assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

If a conditional use permit is denied, the applicant may appeal the decision to the circuit court under the procedures contained in s. 59.694(10) Wis. Stats.

Dodge County Land Resources and Parks Committee

Signed \_\_\_\_\_ Attest \_\_\_\_\_  
Chairperson Secretary

Dated: \_\_\_\_\_ Filed: \_\_\_\_\_



**DODGE COUNTY**  
**LAND RESOURCES & PARKS DEPARTMENT**  
 127 E. OAK STREET • JUNEAU, WI 53039  
 PHONE: (920) 386-3700 X2 • FAX: (920) 386-3979  
 E-MAIL: landresources@co.dodge.wi.us

**CONDITIONAL USE PERMIT**  
**APPLICATION**

THIS AREA FOR OFFICE USE ONLY	
Activity No. <b>230058</b>	Permit Issued Date
Application Date: <b>1-19-23</b>	Receipt #: <b>6485-0005</b>
	Sanitary Permit #:

Application Fee: \$350 (After the Fact Application Fee - \$700)

Please complete page 1 and 2 of this application form and submit the application form with all of the required information listed in the "Application Checklist" for your project. **PRINT OR TYPE.** Use blue or black ink, do not use pencil. The Dodge County Land Resources and Parks Department will not consider your application unless you complete and submit this application form, the applicable information listed in the "application checklist" for your proposed project and the application fee. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s.19.31-19.39, Wis. Stats.].

(1) NAMES & MAILING ADDRESSES	(2) PROPERTY DESCRIPTION				
Applicant (Agent) <b>WD Navis Inc</b>	Parcel Identification Number (PIN) <b>044-1214-1622-000</b>				
Street Address <b>N2747 Hwy 26</b>	Town <b>Trenton</b>	T	N	R	E
City • State • ZipCode <b>Waupun WI 53963</b>	NW <sup>1/4</sup>	NW <sup>1/4</sup>	Section <b>16</b>	Acreage <b>17.50</b>	Lot (Block)
Property Owner (if different from applicant) <b>Lary Zimmerman</b>	Subdivision or CSM (Volume/Page/Lot)				
Street Address <b>N8735 Pine Rd</b>	Address Of Property (DO NOT include City/State/ZipCode) <b>Spruce Rd</b>				
City • State • ZipCode <b>Beaver Dam WI</b>	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

(3) PROPERTY USE	(4) PROPOSED PROJECT
<p align="center"><b>Current Use Of Property</b></p> <input type="checkbox"/> Vacant Property <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Active-Working Farm Operation <input checked="" type="checkbox"/> Business • Industrial • Commercial • (Describe below) Other <u>Non-Metallic Quarry</u>	<p align="center">(Please check/complete all that apply below)</p> <input type="checkbox"/> Non-Farm Residential Lot <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Two-Family Residence <input type="checkbox"/> Multi-Family Residence <input type="checkbox"/> Tavern or Restaurant <input type="checkbox"/> Professional Office <input checked="" type="checkbox"/> Non-Metallic Mine/Quarry <input type="checkbox"/> Wind Tower <input type="checkbox"/> Create/Expand Business <input type="checkbox"/> Wildlife Pond > 2-acres <input type="checkbox"/> Wireless Communications Tower <input type="checkbox"/> Contractor's Offices and Storage Yards <input type="checkbox"/> Filling, Grading or Dredging in the Shoreland District Other: <u>Allow for crushing on site and expand acreage</u>
<p align="center"><b>DNR Notice</b></p> <p><b>DNR NOTICE:</b> You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification Web Page (<a href="http://www.dnr.state.wi.us">www.dnr.state.wi.us</a>) or contact a Department of Natural Resources Service Center.</p>	

**(5) CERTIFICATE**

I, the undersigned, hereby apply for a Conditional Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that I have read the DNR Notice shown above. I affirm that all work performed will be done in accordance with the Dodge County Land Use Code and with all other applicable laws and regulations. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.

Signature [Signature] Date 1-18-23

Daytime Contact Number (920) 763-3695

**AREA BELOW THIS LINE FOR OFFICE USE ONLY**

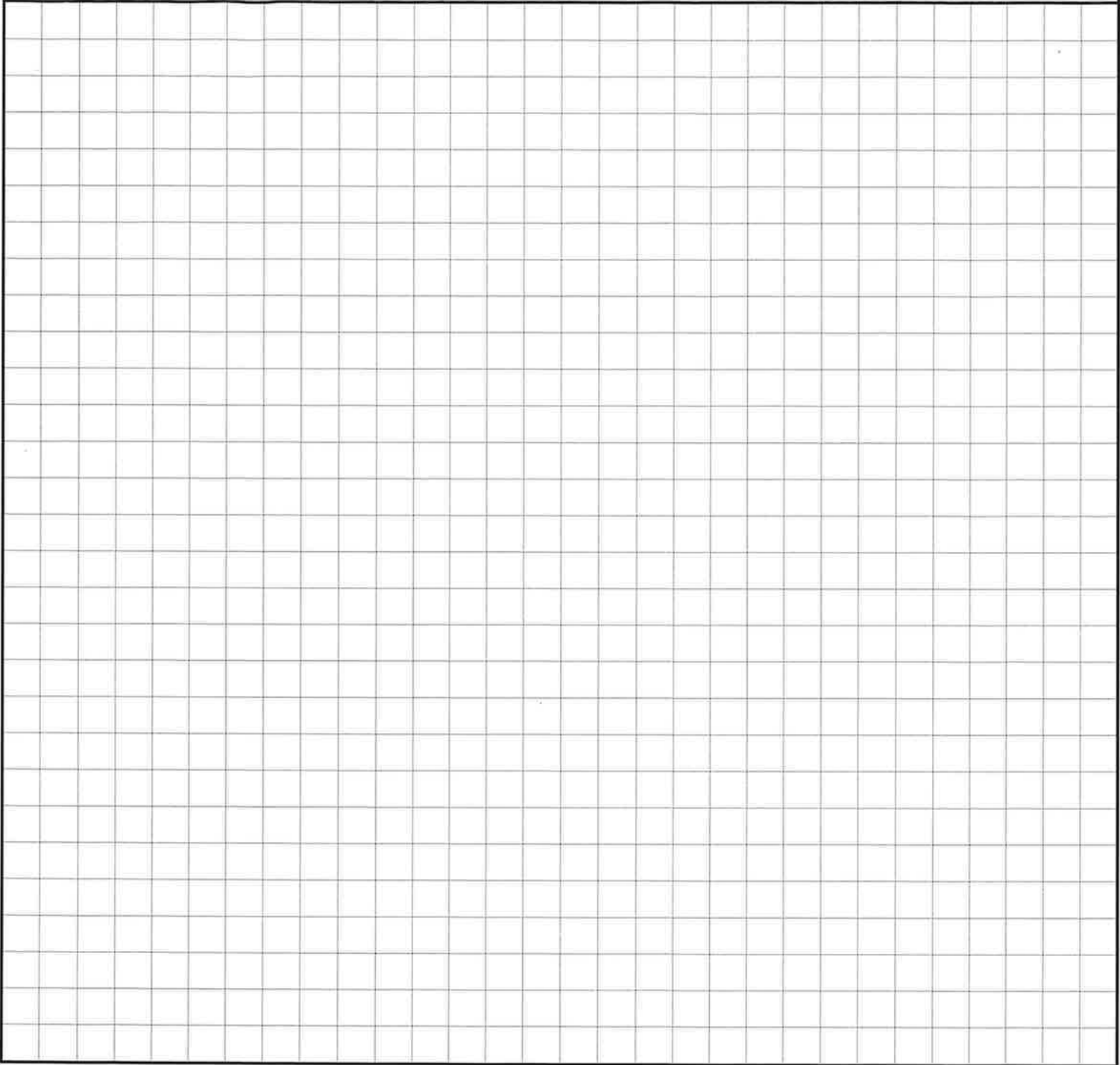
**LAND RESOURCES AND PARKS COMMITTEE ACTION**

Date of Decision \_\_\_\_\_ Decision \_\_\_\_\_

<input type="checkbox"/> <b>APPROVED</b>	CONDITIONS	Land Resources and Parks Department
<input type="checkbox"/> <b>DENIED</b>		
		Date: _____



# SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

### THIS AREA FOR OFFICE USE ONLY

BOA ID No.	BOA Appeal Date	BOA P/H Date	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations:				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Land Resources and Parks Department			Date
	_____			_____

Please use only blue or black ink to complete the application and site plan (sketch) — **DO NOT USE PENCIL**

Dodge County Land Resources and Parks

127 East Oak St

Juneau WI

To Whom it May Concern

W&D Navis Inc is seeking to add allowance for crushing and expanding acreage of the site on the Lary Zimmerman property located at w8825 Spruce Rd (current conditional use permit #2016-0047). We will be purchasing the current permitted property along with an additional 3 acres to the South. This added acreage does not contain any bedrock but will allow for storage of fill dirt for future reclamation.

We are seeking to add crushing to our conditional use permit in order to allow for the saleable use of the stone that is not suitable for building and landscape stone. Crushing will take place as needed and we will abide by all local, state and federal regulations. All dust and noise control measures possible will be taken into action in order to minimize the effects of crushing to any neighboring properties. No other items in our current permit or Operation Plan will change due to the allowance of crushing.

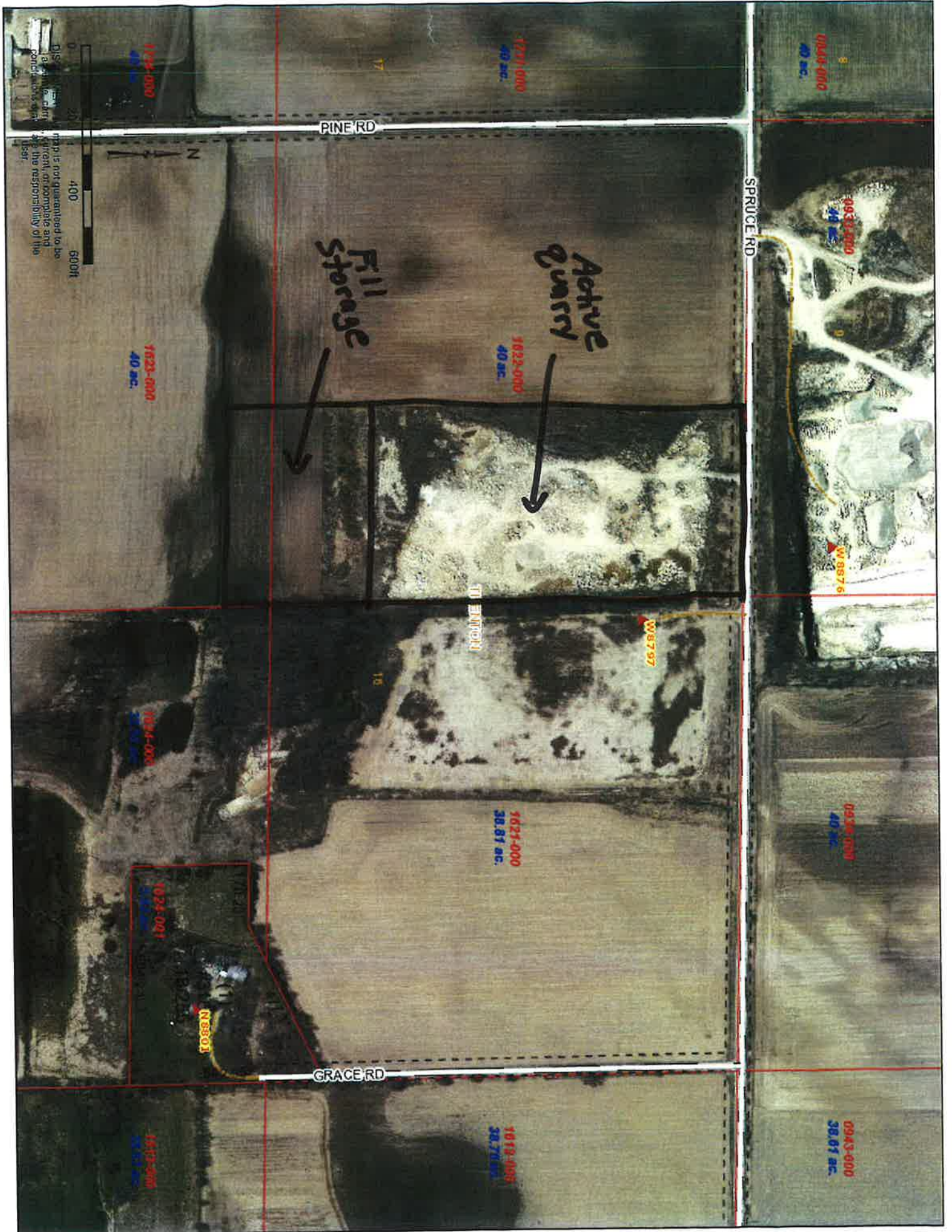
Thank you for your consideration and feel free to contact me with any further questions.

A handwritten signature in black ink, appearing to read 'Jeff Navis', followed by a long horizontal line extending to the right.

Jeff Navis

W&D Navis Inc

920-763-2695



0948-000  
40 ac.

0931-000  
48 ac.

W 8876

0934-000  
40 ac.

0943-000  
38.01 ac.

1721-000  
40 ac.

1622-000  
40 ac.

W 8797

1621-000  
38.81 ac.

1619-000  
38.76 ac.

1724-000  
40 ac.

1623-000  
40 ac.

1624-000  
40 ac.

1624-001

1618-000  
38.73 ac.

PINE RD

SPRUCE RD

GRACE RD

Active  
quarry

Fill  
Storage

T1 ENTION

N 8801

0 20 400 600ft  
DISCLAIMER: This map is not guaranteed to be accurate, complete and the responsibility of the user.

# Crushing Operations Plan

WD Navis Inc – Lary Zimmerman property

W8825 Spruce Rd Beaver Dam WI

WD Navis Inc plans to extract and crush saleable limestone from the quarry located at w8825 Spruce Rd Beaver Dam WI.

## Equipment Used

In order to process stone into crushed gravel products we plan to use either:

- 1) A complete crushing plant consisting of a primary jaw crusher, secondary cone crusher along with conveyors. This type of plant is fed with a front end loader and material can be stockpiled with either conveyors or another front end loader
- 2) A portable track crusher. This is a smaller unit that is fed with an excavator and easily moved around the site to crush multiple piles. Finished product would be stockpiled with a front end loader

We do not plan to wash any of the stone products, therefore no water storage or disposal would be required.

All crushing will be done by subcontractors as we do not have our own crushing equipment.

This equipment needed would be transported to the site with lowboy semis coming in from County Rd W, to the west down Spruce Rd

## Estimated Timeline and Quantities

Crushing will be done as needed based on jobs we secure in the area. We do not plan to be open to other contractor sales, only using the material for our own needs. Crushing could begin as soon as the summer of 2023 and we anticipate a lifespan of approximately 20 years with a total quantity of approximately 300,000 ton. Extraction will begin at the south end of the property and move north.

Crushing would primarily take place from May-December, Monday-Friday 630am-5pm. Crushing will also only take place during daylight hours, therefore no additional lighting will be needed. The loading and hauling away of materials would primarily be March-December where only a front end loader is on site and material is hauled away with dump trucks. Hours for loading would be 6am-6pm Monday-Friday and 630am-2pm on Saturdays. No crushing or loading would take place on Sundays or Holidays.

### **Storage and Berms**

The finished gravel products will be put onto stock piles near the middle of the quarry to later be hauled away. In a crushed stone operation there is no waste, therefore all material extracted will be used and sold. Gravel products would be hauled away with dump trucks entering and exiting from the East down Spruce Rd.

There are existing berms along the North, West and South of the property with a treed fenceline to the East. These will stay as they are and if more overburden is needed to be moved, the berm to the South will be added to as there is no limestone underground on the southern part of the property.

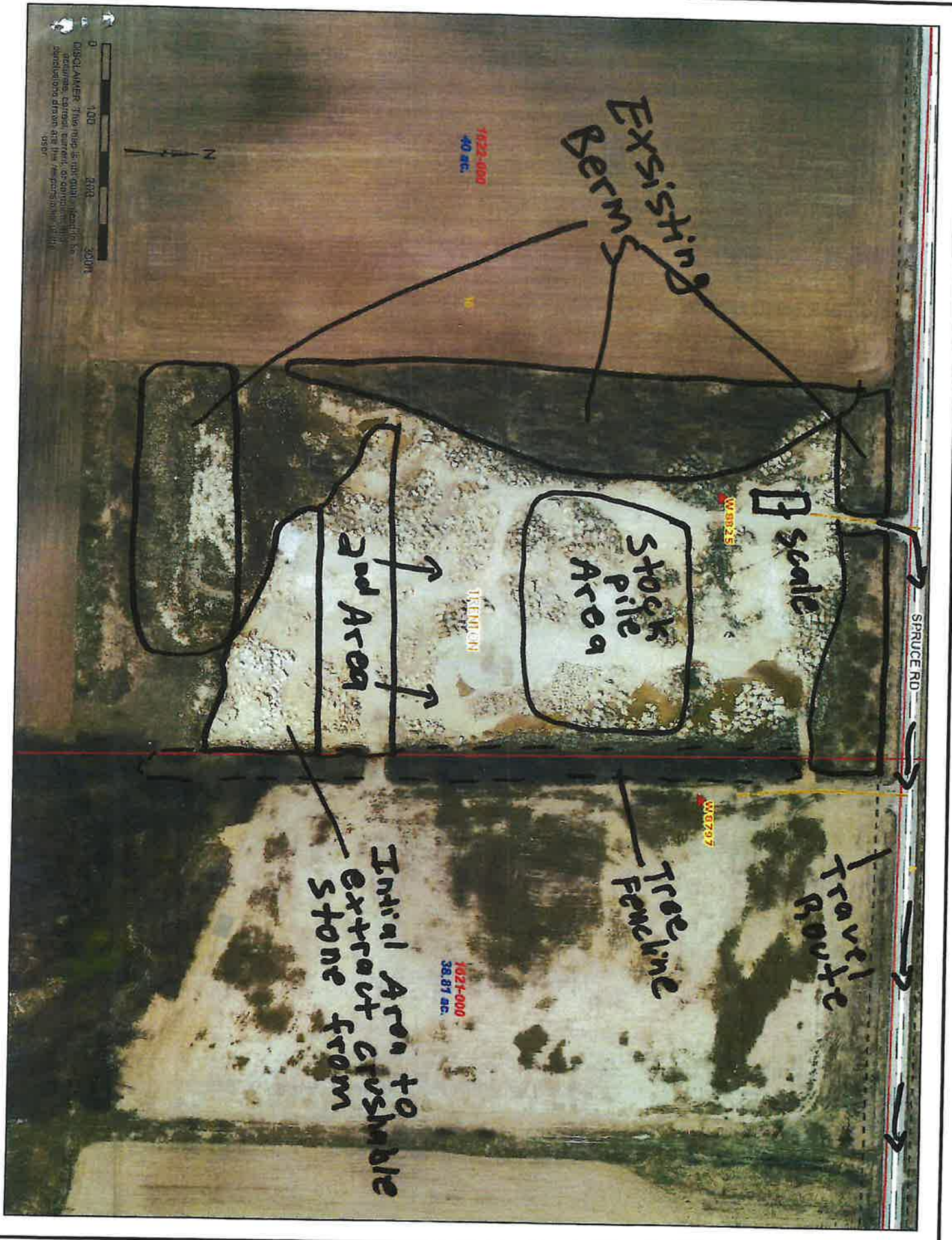
### **Noise and Dust**

The process of crushing limestone can create dust when conditions are dry. In order to mitigate the dust we plan to bring in a water truck and connect to spray bars on the conveyors of the crushing plant in order to minimize the dust created. A water truck would also be used to keep any haul roads wet so that the running of loaders and dump trucks would not create any dust when operating.

The process of crushing limestone also creates noise due to the breaking of the stone and running of equipment. The property is already surrounded by berms and trees, we plan to keep everything existing in hopes that it will contain the noise created by the crushing operations.

### **Blasting**

The property is already permitted for blasting and we plan to abide by the outlined regulations of that permit. In order to blast and extract the limestone a rock drill will be brought in to drill 3" holes approximately 10ft deep in a 8'x8' pattern. Explosives will be placed in the drilled holes and detonated. Our current permit allows for 50lbs per delay of explosives which we will abide by in order to minimize any effects of blasting to any neighboring property. All blasting will be done by licensed sub contractors and no explosives will be stored on site.



Existing Berms

1022-000  
40 ac.

Scale

W0825

Stock pile Area

1021-000

2nd Area

W0797

Fence line

Travel route

Initial Area to extract stone from

1021-000  
38.81 ac.

SPRUCE RD

0 100 200 300 ft



DISCLAIMER: This map is not a warranty, nor is it a representation, express or implied, of accuracy or completeness of any information shown. It is for informational purposes only.

# Lary Zimmerman Town of Trenton, Sec. 16

This map was created using a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

0844-000  
ZIMMERMAN REVOCABLE TRUST DATED JUNE 3 2021  
40 ac.

0933-000  
NEHRING  
40 ac.

0934-000  
NEHRING  
40 ac.

SPRUCE RD

1711-000  
ZIMMERMAN  
40 ac.

1622-000  
ZIMMERMAN  
40 ac.

**LOT 1**

1621-000  
LUYTAN  
38.8 ac.

**L. ZIMMERMAN**

**LOT 2**

1714-000  
ZIMMERMAN  
40 ac.

1623-000  
ZIMMERMAN  
40 ac.

1624-000  
LUYTAN  
35.6 ac.

1624-001  
NEWLON  
5.6 ac.

PINE RD

1741-000  
ZIMMERMAN REVOCABLE TRUST DATED JUNE 3 2021  
62.4 ac.

1631-000  
LUYTAN  
40 ac.

