



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday June 16, 2022, 6:30 p.m.
Town Hall Community Room
7669 County Highway PD, Verona WI

1. Call to Order/Approval of Meeting Agenda
Review of the meeting format and identification of the people on the call. **Please state your name and address** as a record of any persons participating in the meeting is required.
2. Public Comment - Opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these may be read.
3. Approval of Minutes from May 19th, 2022
4. Discussion and Possible Action: Amended Lane Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of a 4.9-acre portion of parcel 062/0608-092-9152-0 from AT-35 to LC
5. Discussion and Possible Action: CUP Application 2022-01 by Payne & Dolan (on behalf of the Herfel Trust) to allow for aggregate crushing at 1977 State Highway 69
6. Discussion and Possible Action: Land Use Application 2022-04 by Frostwood Farms for approval of a concept plan and rezone for parcel 062/0608-134-8100-4 from AT-35 to MFR-08 for Farm 6, a 16 unit Conservation Condominium Development
7. Discussion: Town Properties seeking Annexation
 - a. Dreger Property Development, 7085 CTH PD
 - b. Western Landscape LLC, 6878 and 6880 CTH M
8. Other

9. Next Meeting: July 21st, 2022

10. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Go to www.town.verona.wi.us and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona office @ 608-807-4466. Please do so at least 24 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Posted: 06/10/2022, Mark Geller, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, May 19, 2022 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Haley Saalsaa-Miller, Lori Lukens, Tom Mathies, Sarah Slack

Staff: Sarah Gaskell, Administrator

Applicants: Clint Weninger, Brianna Bucholtz, Bill Buglass, Brian Wallace, Marcia Kasieta

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:32 pm. Motion to approve the agenda as amended moving agenda item #7 to #4 by Geller, second by Slack. Motion carried by voice vote.
2. Approval of Minutes from March 17th, 2022 – Motion to approve by Slack, second by Miller. Motion carried 3-0-2 with Geller and Lukens abstaining.
3. Discussion and Possible Action: CUP Application 2022-01 by Payne & Dolan (on behalf of the Herfel Trust) to allow for aggregate crushing at 1977 State Highway 69
 - a. Staff report
 - b. Public comment
 - Lisa Keen 2021 Manhattan Drive: concerned with dust, noise from potential crusher
 - Darhl Topinka, 7211 Riverside Road: materials leaving site despite berms not fully constructed; concerned about noise from trucks and machinery
 - Henry Topinka, 7211 Riverside Road: berms and fence not finished; concerns about potential asphalt plant
 - Guy Ambler, 2015 Manhattan Drive: opposed to crushing
 - Steve Kitto, 1971 Manhattan Drive: asked about silica dust generation
 - c. Plan Commission Discussion
 - Noise of crusher compared to other equipment on site
 - Wetland information
 - Expiration of existing CUP and preservation of same timeline if new CUP granted
 - Process of crushing and timeline for use of materials
 - Landscape requirements
 - Tarping requirements for trucks leaving the site with materials
 - History of violations – none
 - Dedication of 13 acres to Dane County
 - d. Motion to defer action by Lukens, second by Slack. Motion carries by voice vote.
4. Discussion and Possible Action: Land Use Application 2021-11 submitted by Ron Klaas on behalf of Olsen Trust for Final Plat and Declaration of Covenants Approval (parcel numbers 062/0608-361-9190-9, 062/0608-362-9500-2, 062/0608-361-9100-7 (21 acres in total)).
 - a. Motion to recommend approval of Land Use Application 2021-11 for the Final Plat and Declaration of Covenants by Miller, second by Mathies with the following condition:
 - i. Update Article 10 to include 10.0 as a section that cannot be amended without

Town approval
Motion carried by voice vote.

5. Discussion and Possible Action: Land Use Application 2022-02 submitted by Badger Prairie Needs Network for a rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC
 - a. Staff report
 - b. Plan Commission Discussion
 - Rural character not diminished by sign design
 - Appreciation for wanting to remain in the Town
 - c. Motion to recommend approval of Land Use Application 2022-02 for rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC by Slack, second by Mathies, subject to the following conditions:
 - i. Land be deed restricted to “Governmental, institutional, religious or non-profit community uses” as allowed under Conditional Uses of the LC zoning category
 - ii. The landscape screening requirement be waived
6. Discussion and Possible Action: Land Use Application 2022-03 submitted by Dane County for the CSM and rezone of a 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C
 - a. Staff report
 - b. Plan Commission Discussion
 - c. Motion to recommend approval of Land Use Application 2022-03 for a CSM and rezone of a 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C by Slack, second by Miller. Motion carried by voice vote.
7. Next Meeting: Thursday June 16th, 2022
8. Adjourn – 9:03 pm

Submitted by Sarah Gaskell, Town Planner/Administrator

**TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: (www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): A parcel of land located in the SW 1/4 of the NE 1/4 of Section 9, T6N, R8E, Town of Verona, Dane County. Containing 215,824 Square Feet.

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category AT-35
 - new zoning category Limited Commercial LC
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone (608) 271-9000

Address 1979 Milky Way, Verona, WI 53593 E-Mail jschumac@epic.com

Applicant, if different from the property owner Nathan Lockwood (REPRESENTATIVE, IF NEEDED)

^{REP} Applicant's Phone (608) 206-6873 E-mail nlockwood@donofrio.cc

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)

SEE OPERATIONS NARRATIVE. LIMITED COMMERCIAL WOULD ALLOW HOUSING OF GRADING CONTRACTOR ON PART OF OLD QUARRY

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

Applicant Signature  Date 5/25/22

Print Name JAMES S SCHUMACHER

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

Planning Report

Town of Verona

June 16th, 2022

Former Wingra Quarry - Parcel located near the west intersection of CTH PD and Northern Lights Road

Summary: The applicant is seeking approval for a rezone of for parcel number 062/0608-092-9152- The rezone of 4.9 acres of this parcel would be from AT-35 to LC (Limited Commercial).

Property Owner: Epic Systems Corporation

Property Addresses: n/a

Applicant: Nathan Lockwood
D’Onofrio Kottke and Associates

Location Map



Comprehensive Plan Guidance:

The parcel is depicted as Natural/Recreational Resources. The change from AT-35 to LC for the 4.9 acres would be appropriate due to both the past and current uses of the property. The rezone would bring the current use into alignment with the appropriate zoning category. Site operations will utilize a septic system and private well so urban services will not be needed. The previous application for a rezone to RI was not permitted by the County due to the location of the containment areas of Well 6 in the City of Verona and related ordinances prohibiting RI zoning in these areas.

Current and Proposed Zoning: The current zoning classification is AT-35. The new zoning classification would LC-Limited Commercial.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area A of the boundary agreement with the City of Verona. Further action will be required with respect to consultation with the City of Verona via a meeting of the Joint City/Town Plan Committee.

Surrounding Land Use and Zoning: The surrounding land uses include RM-16 and AT-35 to the west. The western boundary of the parcel abuts Glacier Landscape, Inc.

Site Features: The site was home to the former Wingra Stone aggregate quarry. The only structures on site were two blighted buildings that have recently been demolished and removed. The topography is slightly varied but not due to the presence of natural features.

Driveway Access: Access is available via a shared driveway easement agreement with the neighbors to northwest (Ray Maurer, parcel number 062/0608-081-9502-0, 7407 County Hwy PD and Taylor Maurer, LLC 062/0608-081-9880-0).

Other: The applicant wishes to build an Accessory Building similar to those constructed elsewhere on the Epic Campus. The building will house contractor office space, material storage and vehicle service. Traffic to/from the site will be in the morning and evening and will only be employee traffic. Haul trucks will continue to use the existing access located in the southern portion of the parcel 3. A small parking lot will also be constructed for employee use.

Please see the attached Operations Narrative provided by the Applicant.

Staff Comments: Staff recommends approval of the rezone with the following condition:

1. All outdoor lighting fixtures must comply with the Town of Verona Dark Sky Ordinance.







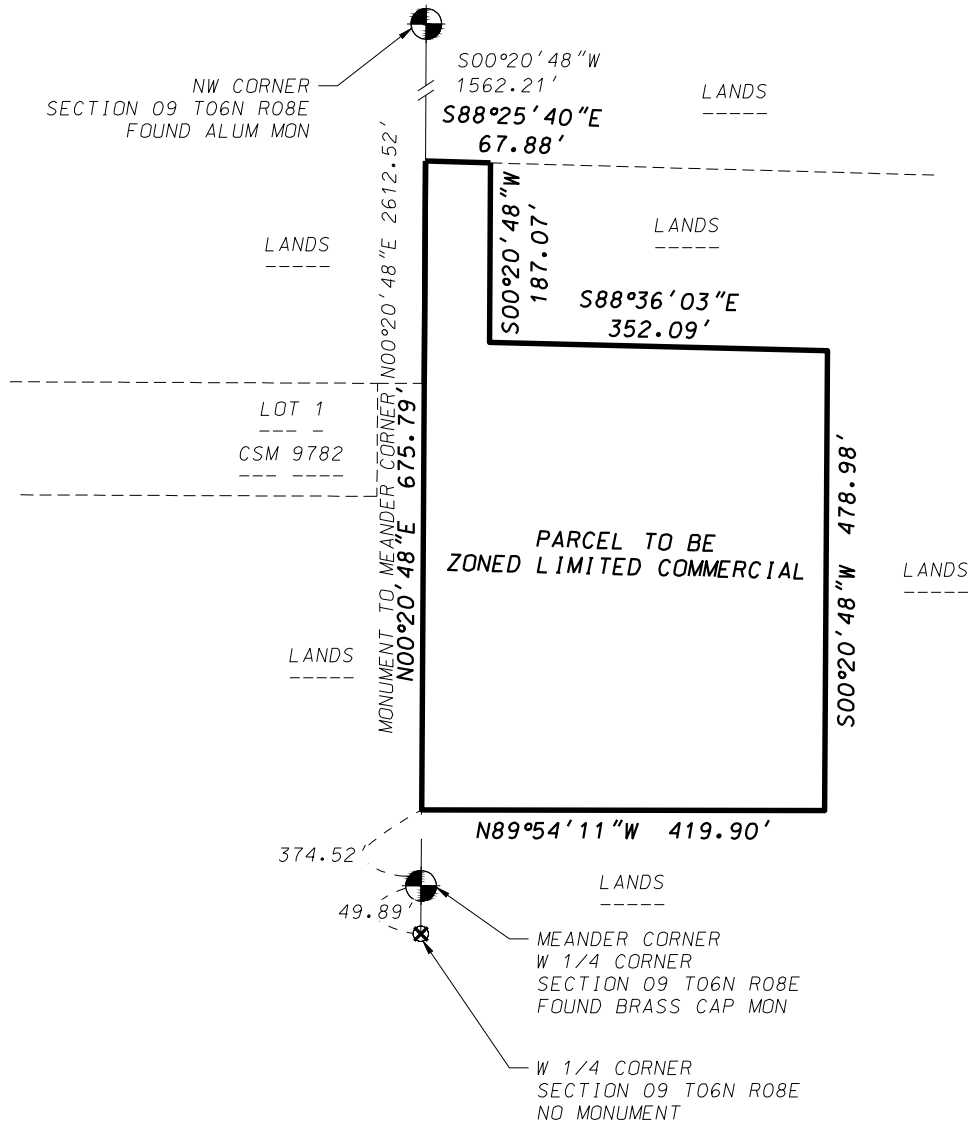


LEGAL DESCRIPTION – LANDS TO BE ZONED LIMITED COMMERCIAL

A parcel of land located in the SW1/4 of the NE1/4 of Section 9, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 9; thence S00°20'48"W, 1562.21 feet along the West line of said SW1/4 to the point of beginning; thence S88°25'40"E, 67.88 feet; thence S00°20'48"W, 187.07 feet; thence S88°36'03"E, 352.09 feet; thence S00°20'48"W, 478.98 feet; thence N89°54'11"W, 419.90 feet to a point on the West line of said SW1/4; thence N00°20'48"E, 675.79 feet along said West line to the point of beginning. Containing 4.955 acres.

EPIC - REZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 200
 Scale 1" = 200'

DATE: 05-24-22
 F.N.: 10-02-102

Epic Systems – Dane County Rezone Petition

Operational Narrative

A portion of the old Wingra property is desired to be used as a shop and yard for Edgerton Contractors. Epic contracts Edgerton, the grading contractor, for ongoing construction at the Epic Campus in the adjacent City of Verona. The proposed shop will be used for Edgerton internal operations regarding work at Epic including repair of construction equipment. The proposed yard will be used to store construction equipment and various construction materials relating to Epic construction work. This property will not be used as public commercial space, there are no sales or services outside of Epic related work. This land and structure stages Epic's construction operation.

The property has existing piles of sand and aggregate material left by Wingra and is now the property of Epic. It is anticipated that this material will be transferred to the Epic site by way of an existing internal access road to the south.

Some rock crushing is expected on site to produce aggregate which will be used on the Epic site and not hauled off site or sold.

- Typical Hours of Operation - Weekdays 7 am to 5 pm
- Extraordinary Hours of Operation - Weekends 8 am to 7 pm (rare as construction warrants)
- Number of Employees
 - The number of employees will range from 80 to 5 depending on the workload.
- Anticipated noise, odors, dust, soot, runoff, or pollution
 - We do not anticipate any odors, soot, runoff, or pollution.
 - We will have a water truck onsite to control dust and engineering controls will be used to minimize construction equipment noise.
- Material Storage
 - Stored materials include soil, rock, sand aggregate, signs, pipe, structures, fabric, and traffic control materials.
- Stormwater and erosion control standards
 - The property is internally drained so stormwater management and erosion control is no different than the previous quarry operation.
- Sanitary facilities
 - The office will have restrooms that will connect to a new septic system.
- Trash, solid waste, and recyclable materials
 - Dumpsters will be used for trash, solid waste, and recyclables
- Anticipated daily traffic
 - Employees will arrive using the north entrance around 7 am and depart from 3 pm to 5 pm most days.
 - Most construction equipment will enter the site from the south directly from Epic property.
 - On road trucks will enter either from the south or the north.
 - All trucks entering or leaving the site will be street legal.
- Hazardous, toxic, or explosive materials
 - We do not anticipate storing any hazardous, toxic, or explosive materials onsite.
- Outdoor lighting
 - The proposed office has a few lights attached to the building at the entrances.
 - The proposed parking area has a few light poles.
- Signs
 - There will be no signs other than the address sign.

1150924

This Indenture, Made this 22nd day of December, A. D., 19 65,
between WINGRA STONE COMPANY

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin,
located at _____, Wisconsin, party of the first part, and
HENRY F. MAURER AND SELMA M. MAURER, husband and wife, as joint tenants,

part ies of the second part.
Witnesseth, That the said party of the first part, for and in consideration of the sum of
One Dollar (\$1) and other good and valuable consideration -----

to it paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowl-
edged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by
these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said
part ies of the second part, their heirs and assigns forever, the following described real estate,
situated in the County of Dane and State of Wisconsin, to-wit:

PARCEL B:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Town 6 North,
Range 8 East (Township of Verona), Dane County, Wisconsin, which is more
fully described as follows: Beginning at the NW corner of said SW 1/4 -
NW 1/4; thence East, along the N line of said quarter-quarter, 1313.5 feet
to the center line of Nine Mounds Road; thence S 0°-09' E, along said center
line of road 231.0 feet; thence West 1315.5 feet to the West line of
said SW 1/4 - NW 1/4; thence North, along said W line of quarter-quarter,
231.0 feet to the point of beginning.

Subject to a public roadway over the East 33' of the above described real
estate.

The above described parcel, to center line of Nine Mounds Road, contains
6.97 acres.

The grantor, for itself, its successors and assigns, reserves over the
Westerly 66' in width of the above described real estate a non-exclusive
easement for ingress and egress to such portion of the Southwest 1/4 of
the Northwest 1/4 of Section 9, Town of Verona, Dane County, Wisconsin,
retained by it and for ingress and egress to parcel of real estate being
acquired by deed dated December 22nd, 1965, from Henry F. Maurer and
Selma M. Maurer located in the Southeast 1/4 of the Northeast 1/4 of
Section 8, Town of Verona, Dane County, Wisconsin, as therein described;
such easement shall be perpetual for the benefit of all lands or parts
thereof described in this paragraph and which, without limitation, shall
include the right to cross and recross by vehicle and otherwise and to
reasonably improve the easement area for roadway purposes.

The grantor, for itself, its successors and assigns, specifically agrees
that no excavation of any kind or nature shall be made on the property
still retained by it and lying directly to the South of the above des-
cribed real estate in the Southwest 1/4 of the Northwest 1/4 of Section 9,
Town of Verona, Dane County, Wisconsin, which will cause any portion of
the above described real estate to cave in.

Real estate taxes for 1965 payable in 1966 are to be paid in full by
parties of the first part before the same become delinquent.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained
premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto
the said part ies of the second part, and to their heirs and assigns FOREVER.
And the said WINGRA STONE COMPANY

party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the
said part ies of the second part, their heirs and assigns, that at the time of the ensembling and
delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect,
absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear
from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said WINGRA STONE COMPANY party of the first part, has caused these presents to be signed by

its President, and countersigned by _____, its Secretary,
at _____, Wisconsin, and its corporate seal to be hereunto affixed, this 22nd
day of December, A. D., 1965

Signed and Sealed in Presence of

Charles F. Gilkeson
Charles F. Gilkeson
Albert E. Koch
Albert E. Koch

WINGRA STONE COMPANY

James S. Watson
James S. Watson
Countersigned:
Robert F. Shea
Robert F. Shea



(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

State of Wisconsin, }
Dane County. } ss.

Personally came before me, this 22nd day of December, A. D., 1965

James S. Watson, President, and Robert F. Shea, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Charles F. Gilkeson
Charles F. Gilkeson

Notary Public, Dane County, Wis.
My commission is permanent.

Drafted by G. Burgess Ela.

1150924
Mingra Stone Company

To

MAURER

Maurer

WARRANTY DEED

REGISTERS OFFICE,
State of Wisconsin,
Dane County.

Received for Record this 30 day of Dec. A. D., 1965

at 3 o'clock P. M., and recorded in Vol. 811 of District Page 503

Register of Deeds.

Deputy.

Ela C V E

175



August 12, 2021

Raymond and Shirley Maurer
7407 County Highway
Verona, WI 53593

Taylor Maurer, LLC
PD7395 County Highway PD
Verona, WI 53593

Ray, Shirley and Taylor:

As we discussed, this letter outlines our understanding regarding our neighboring properties. This is a temporary understanding, which we do not anticipate will be recorded against any of our properties. We will continue to work on a comprehensive agreement regarding these matters in the next several months. This understanding will be temporary and will remain in effect no longer than December 31, 2022.

- As shown on the attached map, you will have access across the Epic property on the existing road running from Ray and Shirley's property to the east and then turning west back toward Ray and Shirley's property.
- Also as shown on the attached map, Epic will have access across Ray and Shirley's property from its property to the south to its property to the east of your property. Epic will be solely responsible for building and maintaining this roadway.
- Taylor Maurer, LLC (TMLLC), and Glacier Landscaping will have access across the existing roadways on the northwest portion of Epic's property for ingress and egress from TMLLC's property to the easement on Ray and Shirley's property toward County Highway PD.
- Glacier Landscaping will also be able to continue to use Epic's property currently used by Glacier Landscaping for storage of hardscape materials and nursery stock.
- From time to time, upon Ray's request, Epic will run the pump on its property to maintain adequate levels in Ray and Shirley's fish pond.
- Each party will be solely responsible for any damage, injury, or cost related to such party's use of another party's land.

If this understanding meets with your approval, please acknowledge this letter below. We look forward to putting together a comprehensive agreement in the near future.

Sincerely,
Epic Systems Corporation

Sverre Roang, CAO

Acknowledged and Agreed:

Raymond Maurer
Shirley Maurer
Taylor Maurer, LLC

Nathan Lockwood, P.E., as a staff member of D'Onofrio Kottke & Associates, is authorized to act as my agent with regard to erosion control, stormwater management, driveway, right-of-way opening, and/or environmental permitting, for all projects located on lands owned by Raymond Maurer.

Raymond Maurer, Owner

Raymond Maurer (Printed Name)

Raymond Maurer Signature 8/16/2021 Date

(STATE OF WISCONSIN COUNTY OF DANE) S.S.

Personally came before me this 16th day of August, 2021, the above named Raymond Maurer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

David Reary
Notary Public

My Commission Expires is Perpetual

**Staff Report
UPDATE 6/8/2022
AMENDED PETITION**



**Zoning and
Land Regulation
Committee**

Public Hearing: **May 10, 2022**

Zoning Amendment Requested:

AT-35 Agriculture Transition District TO LC – Limited Commercial District

Size: **4.9 Acres**

Survey Required: **No**

Reason for the request:

Allow for a grading contractor operation

Petition 11824

Town/Section:

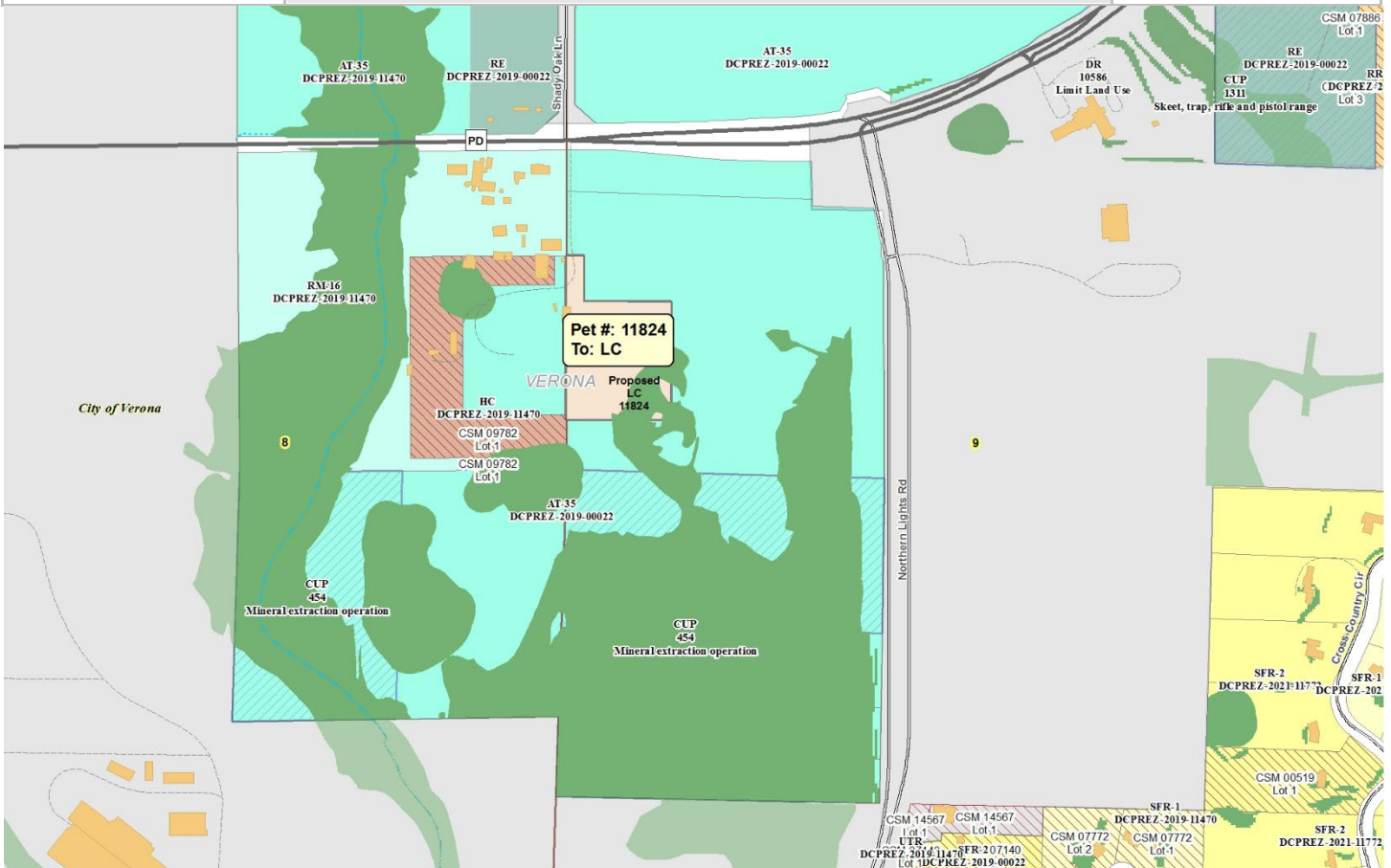
VERONA, Section 9

Applicant

EPIC SYSTEMS CORPORATION c/o JAMES SCHUMACHER

Address:

7391 COUNTY HWY PD AND LANDS WEST OF NORTHERN LIGHTS ROAD



AMENDMENTS SINCE PUBLIC HEARING:

Since the public hearing on May 10, the applicant has amended Petition 11824 to reduce the rezone area from 77 acres to 4.9 acres, and has changed the proposed zoning district from RI (Rural Industrial) to LC (Limited Commercial). The balance of the site will remain in AT-35 (Transitional Agriculture) zoning.

The proposed 4.9-acre LC parcel would accommodate the contractor's offices, outdoor storage of up to 12 pieces of equipment and parking for employees (See revised site plan in packet). Mineral extraction activities would take place on AT-35-zoned land, under the existing CUP 454 and consistent with the ongoing, legal, nonconforming mineral extraction site on PIN 0608-092-9152-0. The landowner may, in the future, seek a conditional use permit to store more than 12 pieces of equipment on the site.

ANALYSIS:

The amended petition resolves all of the issues identified in the original staff report for this petition:

1. Site Plan. The applicant has provided a more detailed site plan that complies with county ordinance standards.
2. Groundwater Protection. Because of the lower risk of groundwater contamination from permitted and conditional uses in the LC district, LC zoning is permitted within the contribution zone of municipal well. Portions of the site fall within the contribution zone for the City of Verona Municipal Well # 5. However, with the change of zoning from RI to LC, no significant impacts are anticipated.
3. Consistency with Comprehensive Plan. The proposed LC zoning parcel is within a Commercial planning area under the *Town of Verona / Dane County Comprehensive Plan*. LC zoning is listed as an appropriate zoning category in this area. The balance of the property, now proposed to remain in AT-35 zoning, is in a Natural/Recreational Resources planning area under the town/county plan. AT-35 zoning is supported under this plan designation and this zoning will help ensure that final uses after reclamation will be consistent with adopted plan policies.

STAFF: Recommend approval of the petition, as amended, with the condition that all light fixtures on the site comply with the Town of Verona Dark Sky Ordinance.

Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: If the county board adopts Petition 11824 as amended, the amended petition will be returned to the Town of Verona for final action. The town board will have up to 40 days from county board action to approve or disapprove the petition as amended.

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: (www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): Lot 2 CSM 7731 CS40/250+251-2/

10/95 F/K/A Lot 2 CSM 1622 CS16/386+387-2/27/75 Descr As SEC 13-6-8 PRT

Please check all that apply: NE 1/4 SE 1/4 + SE 1/4 NE 1/4 (39.830 Acres incl R/W)

- comprehensive plan amendment – please see specific submittal requirement Parcel 060813481004
- rezone petition
 - current zoning category AT-35
 - new zoning category MFR-08
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone 608-833-4100

Address 1325 Boundary Rd. Middleton WI 53562 E-Mail judi@raymondteam.com

Applicant, if different from the property owner Lisa Steinhauser

Applicant's Phone 608-692-8353 E-mail Steinhauser@raymondteam.com

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize Lisa Steinhauser
to act as my agent in the application process for the above indicated land use change.

Signature Judith P. Raymond

Date 5/25/22

Description of Land Use Change requested: (use reverse side if additional space is needed)

Proposing a Condominium Development with MFR-08 zoning to allow approximately 16 residential lots, open space and stormwater management.

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

Applicant Signature Lisa Steinhauser

Date 5/25/22

Print Name Lisa Steinhauser

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY

Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

File: I:\2020\06065102 Planning\01 Graphics and Exhibits\2022-06-01 Concept 1-1\20-9953 Conservation Subdivision Concept.dwg Layout: 22X34 PLANNING SHEET User: mrisbachschl Plotted: Jun 07, 2022 7:43am Xrefs: 209563 FARM 6

FUTURE CORRIDOR FOR POTENTIAL FOOTPATH TO GOOSE LAKE

30-FOET

POSSIBLE FUTURE ROAD ROW WB ALIGNMENT TO BE DETERMINED AFTER CONSIDERATION OF ADJOINING TERRAIN

TEMPORARY CUL-DU-SAC



CONCEPT INFORMATION

TOTAL PARCEL SIZE = 38.76 ACRES
 NUMBER OF LOT/UNITS = 16

APPROXIMATE AREAS:

SINGLE FAMILY RESIDENTIAL = 22.8 ACRES
 LOT/UNIT AREA = 1.2 ACRES - 1.9 ACRES
 AVERAGE = 1.4 ACRES

OPEN SPACE = 12.95 ACRES (33%)
 STREET R.O.W. = 2,032 LF, 3.21 ACRES (8%)
 NOT INCLUDING FUTURE STREET R.O.W. STREET

COMMON AREAS (OL1, OL2, OL3):

OPEN SPACE STEWARDSHIP APPROACH
 ENHANCE AND MANAGE AS:
 - OAK OPENING HABITAT
 - PRAIRIE & PRAIRIE KETTLE HABITAT

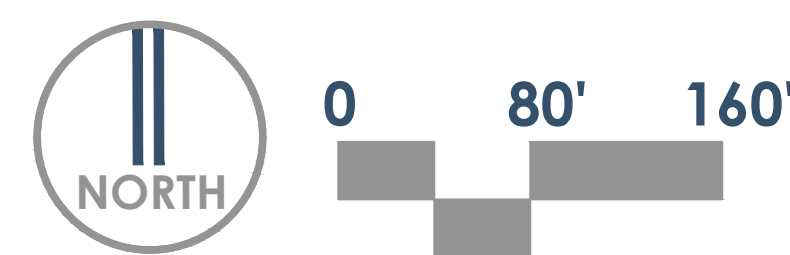
NOTES:

1. EXACT PLACEMENT OF BUILDING AND SITE ENVELOPES TO BE DETERMINED
2. A 75' x 80' STRUCTURE ENVELOPE IS SHOWN FOR REFERENCE AND IS INTENDED TO ILLUSTRATE AREA NEED FOR A RESIDENCE WITH ATTACHED TWO-CAR GARAGE
3. WELL LOCATIONS AND PRIMARY AND SECONDARY SEPTIC DRAIN FIELDS TO BE DETERMINED
4. LOTS TO HAVE COVENANTS AND RESTRICTIONS TO PROVIDE AND MAINTAIN ON-SITE NATURALIZED VEGETATIVE AREAS. LOT 1 TO HAVE REQUIREMENT TO PROVIDE AND MAINTAIN BUFFER SCREENING ALONG FITCHRONA ROAD
5. MAILBOX LOCATIONS TO BE DETERMINED AFTER CONSULTATION WITH POSTMASTER

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- BUILDING SETBACK
- INTERMITTENT STREAM CENTERLINE
- 25' ESTIMATED TOP OF STREAM BANK SETBACK
- 75' SETBACK FROM INTERMITTENT STREAM CENTERLINE
- COMMON AREA
- COMMON AREA - RIGHT-OF-WAY
- LOT NUMBER

NOTE: 2-FOOT CONTOURS SHOWN



Farm 6 – Parcel 062/0608-134-8100-4, south of Tonto Trail on Fitchrona Road

Summary: The applicant is seeking approval for a concept plan and rezone for parcel numbers 062/0608-134-8100-4 from AT-35 to MRF 08. The concept plan is for a 16-unit Conservation Subdivision.

Property Owner: Frostwood Farms

Property Addresses: n/a

Applicant: Lisa Steinhauer
Raymond Team

Location Map



Comprehensive Plan Guidance:

The parcel is designated as Rural Residential 2-4 acres on the Future Land Use Map. Currently zoned AT-35 and due to the ETJ of Fitchburg, a rezone to MFR-08 is required as no land splits are allowed in this part of the Town.

Current and Proposed Zoning: The current zoning classification is AT-35. The new zoning classification would be MRF-08.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area B of the Boundary Agreement with the City of Verona. Further action will be required – the Joint City Town Plan Committee will need to consider this application.

Surrounding Land Use and Zoning: The surrounding land uses include AT-35 to the west and south. The lands north of the parcel comprise the Goose Lake town neighborhood.

Site Features: The site is currently farmed and has a small woodlands and drainage swale. The terrain is gently rolling.

Driveway Access: There is no formal access to the parcel. Field access is provided via the 40-acre parcel to the south.

Other: This parcel is in area B of the Boundary Agreement with the City of Verona. City staff have indicated that they will continue to reserve this area of the Town for future City development. The applicant has created a concept plan consistent with the Conservation Subdivision guidelines in the Town's Land Division and Development Ordinance.

KATHLEEN M KANE
6405 DEMARCO TRL
VERONA, WI 53593

Current Owner
Current Owner
6411 DEMARCO TRL
VERONA, WI 53593

Current Owner
Current Owner
2592 TONTO TRL
VERONA, WI 53593

PAUL S KIRSOP
MONA L KIRSOP
2584 TONTO TRL
VERONA, WI 53593

THOMAS L ELLIS
GAYLE D ELLIS
2576 TONTO TRL
VERONA, WI 53593

ARIEL T AUSTIN
BONNIE J GORECKI
2568 TONTO TRL
VERONA, WI 53593

Current Owner
Current Owner
2560 TONTO TRL
VERONA, WI 53593

ALFRED BENNIN
LUANN E BENNIN
2552 TONTO TRL
VERONA, WI 53593

Current Owner
Current Owner
2544 TONTO TRL
VERONA, WI 53593

TIMOTHY ALAN LARSON
KATHERINE ANN LARSON
6417 DEMARCO TRL
VERONA, WI 53593

JESS D REED
BETSY L HAGENS
6389 DEMARCO TRL
VERONA, WI 53593

Current Owner
Current Owner
2601 TONTO TRL
VERONA, WI 53593

Current Owner
Current Owner
6411 DEMARCO TRL
VERONA, WI 53593

Current Owner
Current Owner
6380 DEMARCO TRL
VERONA, WI 53593

ANDREA DEDE
ZHANETA DEDE
6374 DEMARCO TRL
VERONA, WI 53593

MARTY EHLY LIVING TR
6370 DEMARCO TRL
VERONA, WI 53593

AUDREY L DARGA
6369 DEMARCO TRL
VERONA, WI 53593

LILLY-POWLES REV TR, JEAN M
6371 DEMARCO TRL
VERONA, WI 53593

Current Owner
RM 114 210 MARTIN LUTHER KI...
MADISON, WI 53703

RUSSELL SWIGGUM
VICKI SWIGGUM
2593 TONTO TRL
VERONA, WI 53593

SCHELLPFEFFER REV TR, JON ...
2565 TONTO TRL
VERONA, WI 53593

MICHAEL E PITTERLE
BRENDA PITTERLE
2621 FITCHRONA RD
VERONA, WI 53593

AEBLY REVOC LIVING TR
2600 TONTO TRL
VERONA, WI 53593

DEAN F SLABY
MELANIE S SLABY
2591 FITCHRONA RD
VERONA, WI 53593

THOMAS F WEIGAND
2601 FITCHRONA RD
VERONA, WI 53593

HUGHES REV TR, BRUCE L & LI...
2585 TONTO TRL
VERONA, WI 53593

AMAL THORSON LTD PARTNER...
W222S4233 TIMM DR
WAUKESHA, WI 53189

MYRON L GINGRICH
LONNA STOLTZFUS
6438 GRANDVIEW RD
VERONA, WI 53593

JON O BALDOCK
DENELDA M BALDOCK
4146 SCHNEIDER DR
OREGON, WI 53575

ALAN B MILLER
6394 GRANDVIEW RD
VERONA, WI 53593

FITCHBURG MINERALS LLC
PO BOX 781
WAUKESHA, WI 53187

June 9, 2022: 6-7pm

Neighborhood Meeting Notes – Fitchrona Road Farm Neighborhood Development

Attendance:

Lisa Steinhauer & Chase Zadnik - Frostwood Farm Representatives

Myron Gingrich, 6438 Grandview Road, (608) 279-2954

Pat Ehly, 6370 Demarco Trail, (608) 220-7128

Jon Schellpfeffer, 2565 Tonto Trail, (608) 845-9449

Notes/Questions from attendees:

- Is there any extraterritorial jurisdiction over this property?
- Is there a Regional Planning Commission? John Schellpfeffer (attendee) mentioned there was in the past when he worked in this area.
- What does the proposed development do to traffic counts along Fitchrona Road?
- Discussed onsite stormwater management.
- Positive support for the project.

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: (www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): 1906 State Highway 69, Verona, WI
Approximately 116 acres located in the SE 1/4 SE 1/4 and the W1/2 SE 1/4 in Section 28, Town 6N, Range 8E

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement**
- rezone petition**
current zoning category _____
new zoning category _____
- conditional use permit**
conditional use requested To allow crushing operations in addition to the current extraction operations at the existing Herfel Aggregate Site
- certified survey map**
- preliminary plat**
- final certified survey map**
- concept plan**
- site plan**
- request for Town road access**

Property Owner Phone Curt & Deb Herfel

Address 1955 Locust Drive, Verona, WI 53593 E-Mail N/A

Applicant, if different from the property owner Payne & Dolan, Inc. / Attn. Clint Weninger, Land Resources Manager

Applicant's Phone (262) 524-1258 E-mail cweninger@walbecgroup.com

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize Payne + Dolan, Inc.
to act as my agent in the application process for the above indicated land use change.
[Signature] _____ 3/24/2022
Signature Date

Description of Land Use Change requested: (use reverse side if additional space is needed)

See attached

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

[Signature]
Applicant Signature

3/18/2022
Date

Print Name Clint Weninger, Land Resources Manager

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY

Application # _____
Fee 400.00
Paid by Payne + Dolan
Date 3-24-22 Check # 759360
Receipt # 2022-0084

Planning Report

Town of Verona

May 19th, 2022

1977 State Highway 69

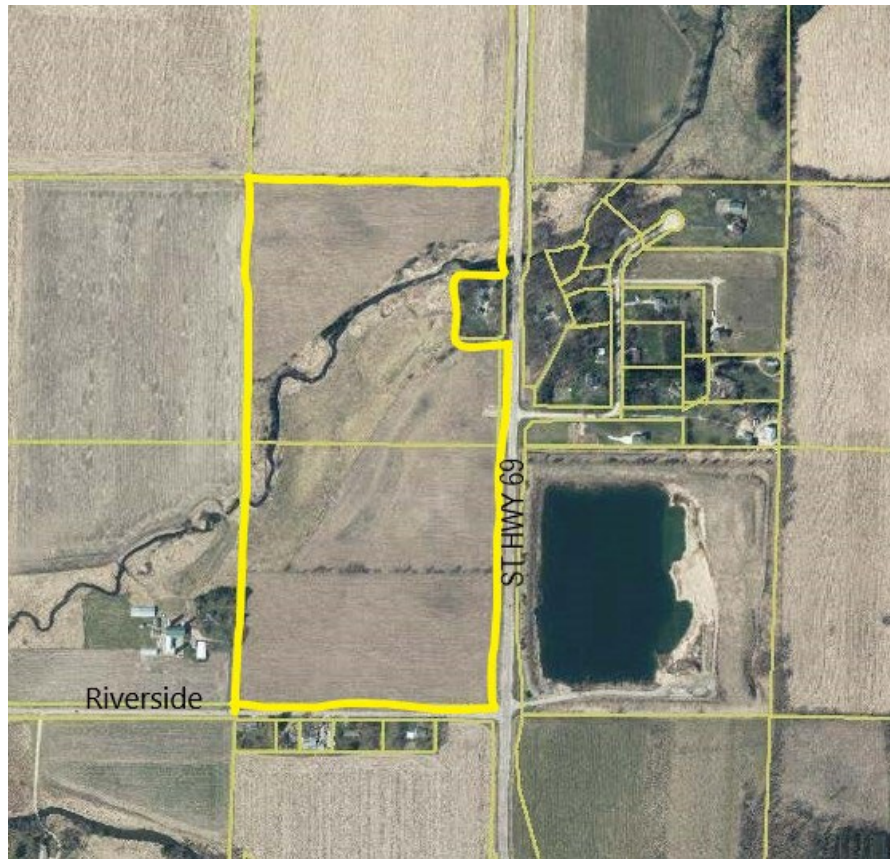
Summary: The applicant seeks a CUP for parcels 062/0608-284-8500-9 and 062/0608-284-9000-2. Currently the site is a 77.9-acre lot zoned AT-35. The CSM would allow the applicant to crush aggregate on site.

Property Owner: Herfel Living Trust

Property Addresses: 1977 State Highway 69

Applicant: Payne & Dolan, Inc.
N3 W23650 Badinger Road
Waukesha WI, 53188

Location Map



The applicant has submitted a new CUP for consideration.

Phase II of the Herfel Aggregate site (CUP #1934) is currently operational. This new CUP would allow for aggregate to be crushed on site, in addition to the current extraction operations at the site provided under CUP #1934. Any provisions in the existing CUP specifically related to Phase I would not be included in the new CUP. The main advantage of a new CUP is allowing for the direct provision of materials to the adjacent HWY 69 project, which in turn will greatly shorten the amount of time the site is open and operational before reclamation.

Comprehensive Plan Guidance:

The parcels are operational under an existing CUP that provides for a nonmetallic mineral extraction operation.

Current and Proposed Zoning: The AT-35 zoning will remain unchanged.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area B (section 8.05) of the boundary agreement with the City of Verona so further approvals may be required.

Surrounding Land Use and Zoning: Located on the west side of Hwy 69 and north of Riverside Road, the land uses in this area are mixed. There's an existing Town neighborhood with Urban Residential – SFR east of the site. The western boundary of the site abuts Dane County land and there are a few homes south of the site on Riverside Drive.

Site Features: A berm has been built to shield views in/out of the site.

Driveway Access: The current driveway that serves the parcel will remain.

Other:

Phase I reclamation is complete. The only change to the new CUP application vs the current CUP is the addition of the ability to crush aggregate on the "Phase II site", west of Hwy 69. This would be achieved via 2-3 portable crushing units. All other operations such as screening, cleaning and washing and hours of operation will remain unchanged and are all currently allowed under the existing CUP. The addition of crushing would result in a cost savings for the HWY 69 reconstruction project and less truck traffic on local roads. Additionally, it will likely "speed up" the time until site reclamation due to the amount of materials needed for area projects.

Conditional Use Permit Criteria Review

Criteria 1 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Application guideline: Explain how the proposed land use will fit into the neighborhood. If there is going to be lighting, noise, outdoor storage, traffic, or other outside activities, explain how the activities will be limited to a reasonable level.

The Herfel Pit is currently operational under CUP #1934. Site conditions will be consistent with the current CUP in terms of outdoor storage, traffic, currently permitted activities such as extraction, washing and screening. The site will be fenced and gated and is surrounded by 10' berms that will be landscaped in the fall. Hours of operation will not change from the current hours, as set forth in the existing CUP.

Daily Operation: Monday through Friday
Hours of Operation: 8:00am to 6:00pm (including equipment maintenance)
Hours for Warm-Up: 7:30am to 8:00am
Hours of Cool Down: 6:00pm to 6:30pm

Criteria 2 The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Application guideline: Explain how the proposed land use will fit into the neighborhood and what will be done to minimize and mitigate potential nuisances, such as limiting the hours of operation, noise control measures, paving the parking area, or the screening of outdoor storage.

The addition of crushing to the already permitted activities is not anticipated to have any additional impact on neighborhood properties in terms of noise or dust. Decibel limits are in place and to date, the Town has not received any complaints of noise or dust. The entire site is screened from view from both HWY 69 and Riverside Road. Any internal parking of employee vehicle and on-site equipment is similarly screened.

Criteria 3 That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Application guideline: Explain how the proposed land use will not interfere with the development of the surrounding property.

The existing CUP included the entirety of the site for mineral extraction. No change to the land use is anticipated.

Criteria 4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Application guideline: Explain what impact the proposed use has on such things as water, septic, stormwater, utilities, and traffic. Provide information on improvements that may be needed or if additional buildings are needed.

The existing CUP required improvements for the operation of Phase II, all of which have been completed. The new CUP will adhere to the standards and

requirements of the existing CUP for Phase II. No change is anticipated for the new CUP.

Criteria 5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Application guideline: Provide information on vehicle traffic that the proposed use will generate. Include frequency and types of vehicles. Propose a plan for ingress and egress for the property.

Traffic ingress and egress for Phase II has been addressed and constructed to the specifications of the existing CUP. No change is anticipated for the new CUP.

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

Application guideline: Review the TOV Comprehensive Land Use Plan to ensure your project is in alignment with Land Use Guidelines.

The new CUP/site use is consistent with TOV land use guidelines and current zoning conditions. The existing CUP was granted in 2005.

Criteria 7 That the conditional use is consistent with the adopted town and county comprehensive plans.

Application guideline: Review the TOV Comprehensive Land Use Plan to ensure your project is in compliance.





The site use is in compliance with the TOV Comprehensive Plan.

Criteria 8 If the conditional use is located in a Farmland Preservation Zoning district, the town and zoning committee must also address the findings described in Dane County zoning ordinance 10.220(1).

N/A



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



0 150 300 600 Feet

CUP 02567
CURT & DEB HERFEL



An Equal Opportunity Employer

N3 W23650 Badinger Road | Waukesha, WI 53188
262.524.1700 | walbecgroup.com

Herfel Aggregate Site

Conditional Use Permit Application

Location

Town of Verona, Dane County, Wisconsin

Submittal Date

March 17th, 2022

Mineral Extraction Conditional Use Requirements

Legal Description:

Approximately 116 acres located in the SE ¼, SE ¼ and the W ½, SE ¼ in Section 28, Town 6 North, Range 8 East, Town of Verona, Dane County. See attached survey for complete property description.

Tax Parcel Numbers:

31-0608-284-8500-9

31-0608-284-9000-2

31-0608-284-9500-7

A written statement containing the following information:

1. General description of the operation.

This conditional use permit application is to allow crushing operations in addition to the current extraction operations at the existing Herfel Aggregate Site operated by Payne & Dolan, Inc. The property has an approved conditional use permit (CUP #1934) and is an active nonmetallic mineral extraction operation. CUP #1934 does not allow crushing on the property. The only difference between this submittal and the currently approved CUP is the ability to bring 2-3 portable crushing units unto the site in order to crush the gravel.

The site operations will be consistent with the current approved operations with the addition of crushing activities. Current operations include site development, sand and gravel extraction, processing, washing, product delivery, and reclamation. Sand and gravel is removed from below the water table utilizing available technology such as a dragline, backhoe, or dredge. Removal of sand and gravel below the water table will be done "in the wet" and will not require any pumping of water off the site. Equipment used to extract, process, crush, and haul includes, but is not limited to earthmovers, draglines, bulldozers, scrapers, loaders, trucks, conveyors, a scale, scale house, and sizing, washing, and crushing equipment.

The mineral extraction phases will be fenced, gated, signed, and surrounded by berms to ensure security, reduce visibility of the operations, and to contain noise. All excavation will follow the required setback limits and previously approved operations plan.

Areas of the site which are not involved in the extraction or processing operations will continue to be used as crop land.

Payne & Dolan will continue to maintain in full force and effect during the term of the CUP, general liability insurance in the amount of two million dollars (\$2,000,000.00).

2. Existing use of the land.

The property is currently zoned AT-35 – Agriculture Transition Zoning District. The property on the east side of Highway 69, referred to as Phase 1 in CUP #1934, is a reclaimed sand and gravel pit. The property on the west side of Highway 69, referred to as Phase 2, is currently farmland.

3. Existing natural features including approximate depth to groundwater.

Badger Mill Creek crosses the site 500+ feet north of the Phase 2 extraction area. Depth to groundwater varies from 2 to 14 feet below the existing ground surface.

4. The types and quantities of materials that would be extracted.

The deposit is a glacial outwash consisting of high-quality sand and gravel with reserves of approximately 2,000,000 tons.

5. Proposed dates to begin extraction, end extraction and complete reclamation.

The extraction timeline will remain consistent as outlined in CUP #1934. Phase 1 extraction began in 2005 and was reclaimed in 2020. Phase 2 extraction is scheduled to begin in 2022 and is estimated to be reclaimed by 2030.

6. Proposed hours and days of operation.

Hours and days of operations will be consistent with the current approved hours.

Daily Operation:	Monday through Friday
Hours of Operation:	8:00am to 6:00pm (including equipment maintenance)
Hours for Warm-Up:	7:30am to 8:00am
Hours of Cool Down:	6:00pm to 6:30pm

7. Geologic composition and depth to the mineral deposit.

There is an average of 6 feet of overburden, consisting of clay, loam and topsoil, on top of 60+ feet of sand and gravel. There is approximately 5 feet of sand and gravel above the water table.

8. Identify all major proposed haul routes to the nearest Class A highway or truck route. Indicate traffic flow patterns.

Haul routes and site entrances have been approved by the DOT.

9. Proposed phasing plan, if any (recommended for larger sites)

The phasing plan will remain consistent with the previously approved operations plan. The approved operations plan is included in this submittal.

10. Types, quantities, and frequency of use of equipment to extract, process, and haul.

Types, quantities, and frequency of use of equipment will be consistent with Phase 1 operations except the addition of portable crushers. All equipment used to extract, process, crush, and haul will be portable and includes earthmovers, draglines, bulldozers, scrapers, loaders, trucks,

conveyors, a scale, scale house, and sizing, washing, and crushing equipment. The use of this equipment will vary depending on the market demands and workload.

11. Whether and how frequently blasting, drilling, crushing, screening, washing, refueling, fuel storage, asphalt batching or concrete mixing would be performed on site.

There will be no blasting, drilling, asphalt batching, or concrete mixing on site. No fuel will be stored on site. Site operations including crushing, processing, screening, washing, and refueling will predominantly occur during the construction season (which is typically April thru November but may vary due to weather and market demands).

12. Whether excavation will occur below the water table and, if so, how ground water quality will be protected.

Similarly to Phase 1, excavation will occur below the water table. Payne & Dolan currently contracts an independent qualified inspector to test wells within 1,000 feet of the site for bacteria and nitrates.

Excavation below the ground water table in Phase 1 did not prove to be detrimental to the ground water quality.

Since approval of CUP #1934, Payne & Dolan has posted and maintained a bond in the amount of \$15,000 as security for its obligations under the private wells and septic claims procedure. The bond will remain in full force and effect until final reclamation of Phase 2 is complete.

Since approval of CUP #1934, Payne & Dolan has posted and maintained a bond in the amount of \$10,000 as security for its obligations under the basement claims procedure. The bond will remain in full force and effect until final reclamation of Phase 2 is complete.

13. Any proposed temporary or permanent structures (e.g., scales, offices).

No building currently exists on the property. No permanent buildings are planned. A temporary scale and scale house will be used. These structures were allowed under CUP #1934 and were included in the approved operations plan.

14. Any special measures that will be used for spill prevention and control, dust control, transportation, or environmental protection.

A spill prevention plan and fugitive dust control plan have been in place since CUP #1934 was approved and will remain in place until final reclamation of Phase 2. A DOT approved entrance road to Phase 2, acceleration and passing lanes have been constructed and paid for by the operator, and adequately support the traffic in the area.

15. Proposed use after reclamation as consistent with Chapter 74.

Final reclamation will remain consistent with the previously approved operations and reclamation plan. The site will be returned to agricultural use – aquaculture.

The site will be clear of debris and left in a workmanlike condition at final reclamation.

All reclaimed areas will be covered with topsoil and seeded to prevent erosion.

Payne & Dolan has obtained NR-135 permit and will meet all requirements for reclamation included in NR-135. Financial assurance for reclamation is posted with Dane County.

General Conditional Use Permit Requirements

Standards for Conditional Use Permit

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

Public's Health:

- Since the existing mineral extraction CUP for the property was approved in 2005, the operations have not been detrimental to or endangered the public's health.
- The current operational and environmental controls will remain in place.
- No chemicals have been or will be used.
- No visual dust will cross the property lines as per the fugitive dust control plan and DNR regulations.
- A majority of the sand and gravel is being removed from the water, so it is wet when excavated, reducing potential dust.
- There is no discharge of water from the property.
- An erosion control permit for the property has been approved by Dane County. Permit #ECP 3-734
- No water leaves the watershed due to this operation.

Public's Safety:

- Since the existing mineral extraction CUP for the property was approved in 2005, the operations have not been detrimental to or endangered the public's safety.
- A DOT approved entrance road to Phase 2, acceleration and passing lanes have been constructed and paid for by the operator, and adequately support the traffic in this area.
- The location of this source of sand on a State Trunk Highway has reduced many truck miles of hauling to bring sand into Dane County.
- The site is secured by fences, locked gates, and landscaped berms.
- Payne & Dolan currently contracts an independent qualified inspector to test wells within 1,000 feet of the site for bacteria and nitrates.
- A spill prevention plan and fugitive dust control plan have been in place since CUP #1934 was approved and will remain in place until final reclamation of Phase 2.
- All trucks are covered with tarps.
- Groundwater elevations will continue to be monitored at the monitoring wells located near the property.

Public's Comfort:

- Since the existing mineral extraction CUP for the property was approved in 2005, the operations have not been detrimental to or endangered the public's comfort.
- The berms along Riverside Drive and STH 69 will be constructed and landscaped creating a colorful and aesthetically pleasing roadside.
- Noise levels will not exceed 75 dB measured at the property line.
- Hours of operation are consistent with the hours most businesses and individuals are working.
- This source has been providing a long-term economical supply of high quality aggregate which has been improving and maintaining the local infrastructure and will continue to do so.

- The site is located in an area that is surrounded by 90% agricultural land.

Public's General Welfare:

- This site will continue to provide a substantial source of high quality aggregates within the county with which to build our homes, schools, highways, buildings, etc. without incurring additional trucking costs.
- Operations only occur in those areas within the required extraction and shoreland zoning setbacks.
- The existing mineral extraction operation has been and will continue to be an environmentally safe project.

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

- The site is located in an area that is surrounded by 90% agricultural land and has not been impacted by this operation.
- The existing hours of operation are concurrent with normal business hours and no weekends are worked.
- The surrounding berms will shield vision of the operations areas.
- Payne & Dolan has posted and maintained bonds for wells and septic claims and basement claims. These bonds will remain in full force and effect until final reclamation of Phase 2 is complete.
- No drilling or blasting occurs on site.
- No asphalt or redimix plants are located on the site.
- The site will be secured by a fence and locked gates.
- No fuel is stored on site.
- A spill prevention plan and fugitive dust control plan have been implemented and will remain in place.
- All federal, state and local laws and permits will be acquired and maintained throughout the process.

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

The surrounding property use is predominately agricultural. This conditional use is permitted within the AT-35 zoning district and will not impeded surrounding farmland or open space. It will, in fact, ensure this area will remain open space.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

No additional services will be required. The access road and intersection improvements have been approved by WisDOT and constructed and paid for by Payne & Dolan. No water will leave the site.

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

A WisDOT approved entrance road to Phase 2, acceleration and passing lanes have been constructed and paid for by the operator, and adequately support the traffic in the area.

The portion of State Highway 69 that the site entrance is on is being fully reconstructed in 2022 and 2023 which will include new asphalt pavement, aggregate base, and 8-foot wide shoulders. A significant amount of material from the Herfel Aggregate Site will support this road reconstruction.

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

This plan and proposal meets all applicable regulations of the AT-35 zoning district.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

A conditional use for mineral extraction was approved for this property in 2005 and mineral extraction operations have been active since.

The Dane County Comprehensive Plan designates this property as high potential for material containing high quality aggregate that may be used in asphalt. The County Comprehensive Plan has a goal to “Identify and protect as much of the county’s non-metallic mineral resources as is practicable, in the context of environmental, residential and other land use planning objectives, to supply local and regional needs.”

The Town of Verona Comprehensive Plan acknowledges the previously approved Herfel Aggregate Site and notes that the operations are to take place on either side of Highway 69. The Town Comprehensive Plan Future Land Use Map designates the property as Transitional Agriculture.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

This property is not located in a Farmland Preservation Zoning district.

Written Statement of Intent and Operations Plan

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

This conditional use permit application is to allow crushing operations in addition to the current extraction operations at the existing Herfel Aggregate Site operated by Payne & Dolan, Inc. The property has an approved conditional use permit (CUP #1934) and is an active nonmetallic mineral extraction operation. The only difference between this submittal and the currently approved CUP is the ability to bring 2-3 portable crushing units unto the site in order to crush the gravel.

The site operations will be consistent with the currently approved operations with the addition of crushing activities. Operations have included site development, sand and gravel extraction, processing, washing, product delivery, and reclamation. Sand and gravel is removed from below the water table utilizing available technology such as a dragline, backhoe, or dredge. Removal of sand and gravel below the water table will be done "in the wet" and will not require any pumping of water off the site. Equipment used to extract, process, crush, and haul includes, but is not limited to earthmovers, draglines, bulldozers, scrapers, loaders, trucks, conveyors, a scale, scale house, and sizing, washing, and crushing equipment.

The mineral extraction phases will be fenced, gated, signed, and surrounded by berms to ensure security, reduce visibility of the operations, and to contain noise. All excavation will follow the required setback limits and previously approved operations plan.

Areas of the site which are not involved in the extraction or processing operations will continue to be used as crop land.

Payne & Dolan will continue to maintain in full force and effect during the term of the CUP, general liability insurance in the amount of two million dollars (\$2,000,000.00).

List the proposed days and hours of operation.

Hours and days of operations will be consistent with the previously approved hours.

Daily Operation:	Monday through Friday
Hours of Operation:	8:00am to 6:00pm (including equipment maintenance)
Hours for Warm-Up:	7:30am to 8:00am
Hours of Cool Down:	6:00pm to 6:30pm

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

There will be approximately 4 to 5 employees on site. This is similar to the number of employees working on site during Phase 1.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Noise, dust, and runoff mitigation measures have been in place since mineral extraction operations began on the property in 2005. These measures include a fugitive dust control plan, a spill prevention plan, landscaped berms, extraction occurs within the required setback limits, erosion control measures are followed, and all required local, state, and federal permits have been received.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Materials to be stored outside will be consistent with those included in the previously approved conditional use permit. No material will be brought into the site for washing, crushing or any other process. This excludes recycled material.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

No new facilities or infrastructure is being proposed.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

Sanitary facilities on site consist of portable toilets. This is consistent with the sanitary facilities in Phase 1.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

A dumpster will be located on site for trash and other waste. This is consistent with the waste management in Phase 1.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Traffic and types and weights of vehicles will be consistent with the previously approved operations. There was no negative impact to the travelling public due to the previously approved operations.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

There will be no fuel or hazardous materials stored on site. A spill prevention plan and fugitive dust control plan have been in place since the beginning of Phase 1 and will remain in place until final reclamation of Phase 2.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

All lights when in use will be pointed down to avoid light pollution leaving the site.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

The previously approved sign located at the entrance of Phase 1 will be relocated to the entrance of Phase 2. No additional signage is proposed at this time.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

The property has an approved conditional use permit and is an active nonmetallic mineral extraction operation.

Briefly describe the current uses of surrounding properties in the neighborhood.

The surrounding property use is predominately agricultural.

DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
AQUACULTURE RECLAMATION
 TOWN OF VERONA
 DANE COUNTY WISCONSIN

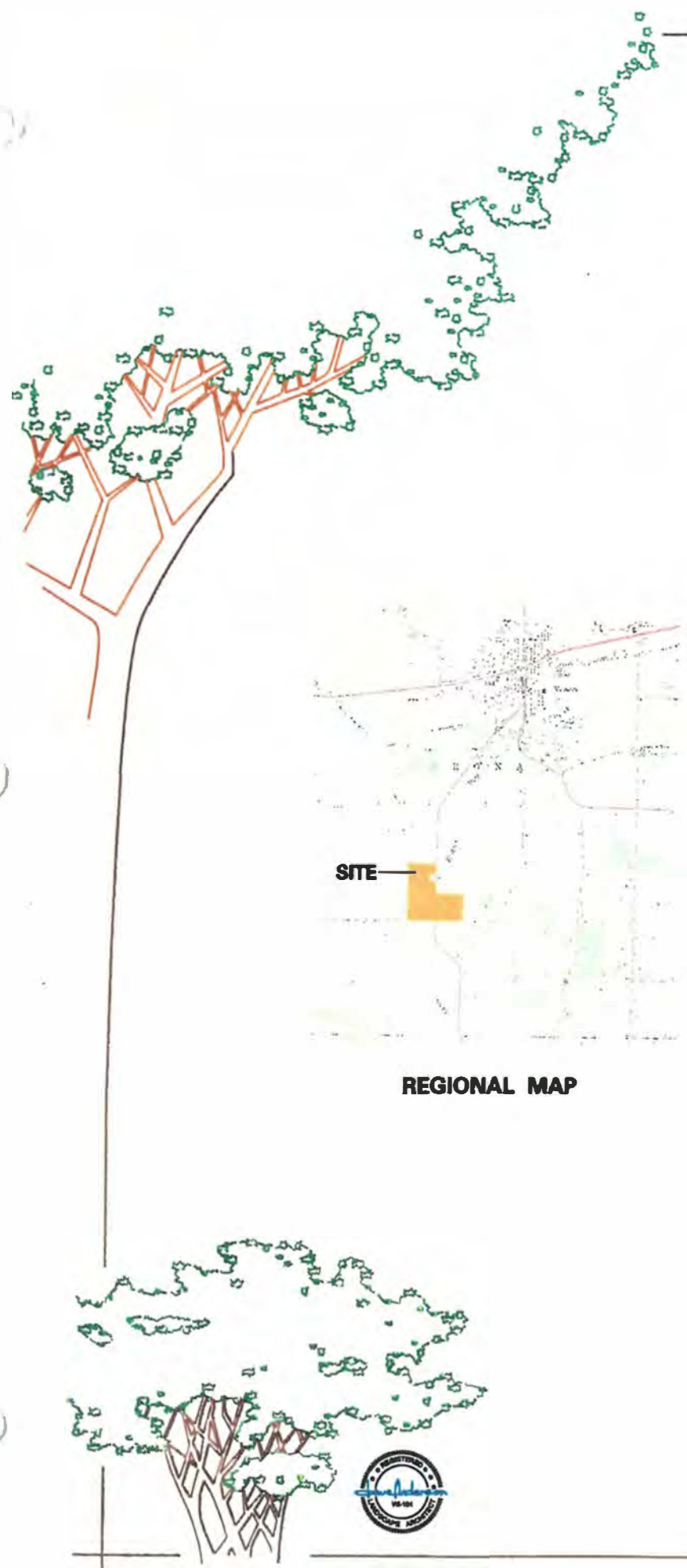


DANE COUNTY WISCONSIN



125 SOUTH 84TH STREET
 MILWAUKEE WISCONSIN 53214
 414 258 1500
 FAX 258 0037

Other Offices Located in:
 Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



SITE

REGIONAL MAP



TOWN OF VERONA SECTION 28 - T6N R8E

INDEX OF EXHIBITS

- A TITLE SHEET & INDEX
- B REGIONAL AERIAL MAP
- C PLAT OF SURVEY
- D EXISTING SITE PLAN
- E PARCEL SEQUENCING PLAN
- ~~F PHASE 1 OPERATIONS PLAN~~
- G PHASE OPERATIONS PLAN
- H CONCEPTUAL RECLAMATION PLAN
- I PLANTING PLAN & ELEVATIONS
- J LONGITUDINAL SECTIONS
- K VISION SECTIONS
- L OPERATION DETAILS
- M PLANT MATERIAL SCHEDULE
- N PLANTING DETAILS
- O DESCRIPTION OF OPERATIONS

PROJECT NUMBER — 17A07.00
 PATH — C:\17A07\A-TITLE.DGN
 DATE ISSUED — 5 SEP 04
 TECHNICIAN — JGG
 PLAN EXAMINER — J
 PROJECT MANAGER — DOA



PAYNE & DOLAN
 6285 LACY ROAD
 FITCHBURG WISCONSIN 53533
 608-845-6900

TITLE SHEET & INDEX

A

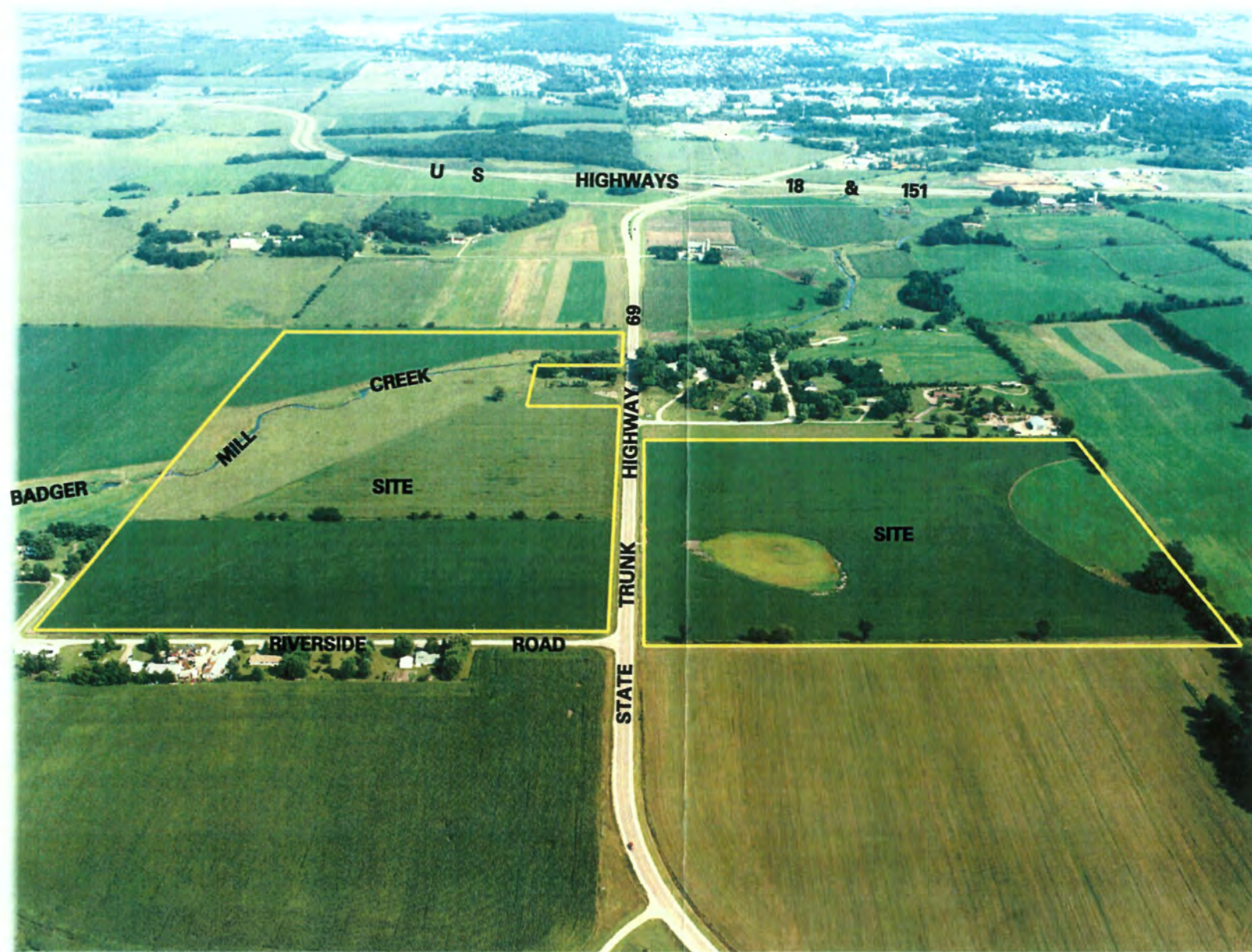
DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
AQUACULTURE RECLAMATION
 —————
TOWN OF VERONA
 DANE COUNTY WISCONSIN



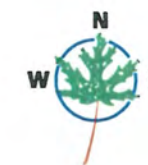
125 SOUTH 84TH STREET
 MILWAUKEE WISCONSIN 53214
 414 259 1500
 FAX 259 0037

Other Offices Located In:

Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



PROJECT NUMBER — 175807.00
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 DATE ISSUED — 5 SEP 04
 TECHNICIAN — 1006
 PLAN EXAMINER — &
 PROJECT MANAGER — DDA

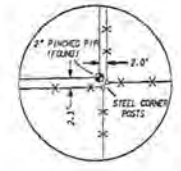
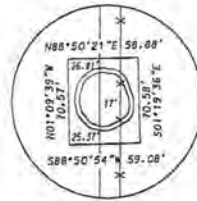
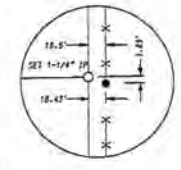
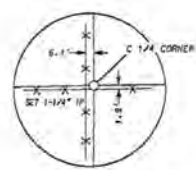
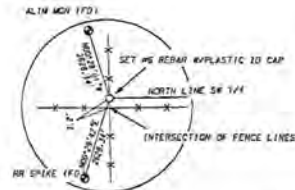


B



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

REGIONAL AREA MAP



SURVEYOR'S CERTIFICATE

I, Dennis L. Norton, Registered Land Surveyor do hereby certify that by the direction of William Buglass, Payne & Dolan, Inc., I have surveyed, monumented, and mapped the S 1/2 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 28, T 6 N, R 8 E, Town of Verona, Dane County, Wisconsin, described as follows:

BEGINNING at the SE Corner of said Section 28; thence S89°02'58"W along the south line of the SE 1/4, 2643.10 feet to the S 1/4 Corner; thence N00°10'48"E along the west line of the SE 1/4, 2633.65 feet to the C 1/4 corner; thence N89°17'22"E along the north line of the SE 1/4, 1317.59 feet to the NE corner of the NW 1/4 of the SE 1/4; thence S00°05'45"W along the east line of the NW 1/4 of the SE 1/4, 20.90 feet; thence N89°59'39"W, 32.57 feet to the west right-of-way of STH 69; thence S09°39'14"W (recorded as S10°44'50"W) along said right-of-way, 101.44 feet; thence S00°00'21"W (recorded as S01°05'57"W) along said right-of-way, 346.72 feet; thence S89°17'22"W (recorded as Westerly) parallel with the north line of the SE 1/4, 233.00 feet; thence S00°00'21"W (recorded as Southerly) parallel with said right-of-way, 320.00 feet; thence N89°17'22"E (recorded as Easterly) parallel with the north line of SE 1/4, 231.67 feet to the west right-of-way of STH 69; thence S12°23'59"E (recorded as S11°18'30"E) along said right-of-way, 85.31 feet; thence S89°59'39"E, 31.23 feet to the east line of the NW 1/4 of the SE 1/4; thence S00°05'45"W along the east line of the NW 1/4 of the SE 1/4, 443.08 feet to the NW corner of the SE 1/4 of the SE 1/4; thence N89°10'09"E along the north line of the SE 1/4 of the SE 1/4, 1319.56 feet to the NE corner of the SE 1/4 of the SE 1/4; thence S00°00'41"W along the east line of the SE 1/4, 1311.24 feet to the POINT OF BEGINNING.

Containing 5,089,600 square feet (116.842 acres) more or less, 4,945,880 SF (113.542 acres) more or less exclusive of right-of-way. Subject to STH 69 right-of-way. Subject to a 20' sanitary sewer easement recorded in Volume 774, Pages 52-54. Subject to a State cataloged burial site recorded in Volume 21801, Pages 7-8. Subject to all other easements of record.

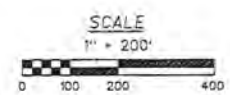
I do further certify that this is a correct representation of the boundaries of land surveyed and that I have fully complied with the provisions of AE 7.01 of the Wisconsin Administrative Code in surveying and mapping the same.

DENNIS L. NORTON
Registered Land Surveyor
No. 5-1628

Date: _____

LEGEND

- SECTION CORNER FOUND (MATERIAL AS NOTED)
- IRON STAKE/REBAR FOUND (AS NOTED)
- 3/4" x 24" ROUND IRON REBAR (SET) WEIGHING 1.50 LBS/LF
- PP POWER POLE



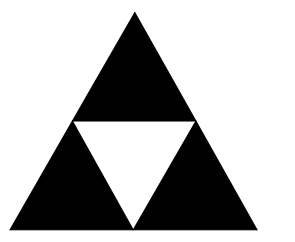
OWNER: Curtis & Debra HerfelPayne & Dolan, Inc.
1971 Locust Drive
Verona, WI 53593

CLIENT: 6295 Lacy Road
Verona, WI 53593

SURVEYOR
Paulson & Associates, LLC
136 W. Holm Street
DeForest, WI 53532

DRAWN BY: DLN DATE: 09/17/97 DWG. NO.:	APPROVED BY: PROJ. NO.: 797-61 DWG.	REVISIONS 11/26/97 - MONITORING WELL LOCATIONS	Paulson & Associates, LLC 136 West Holm Street DeForest, Wisconsin 53532 (608)846-2523 FAX 846-2074	PROJECT HERFEL PROPERTIES, TOWN OF VERONA	SHT. NAME PLAT OF SURVEY PART OF THE SE 1/4 OF SECTION 28, TOWN OF VERONA	SHT. NO. C
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**REVISED 4-25-2022
FOR CUP#2567**



**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.

345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION
TOWN OF VERONA
WISCONSIN

EXISTING SITE PLAN

500' DNR JURISDICTION SETBACK
EACH SIDE OF SHORELINE

100 YEAR FLOODPLAIN AREA
PER OFFICIAL RECORDS

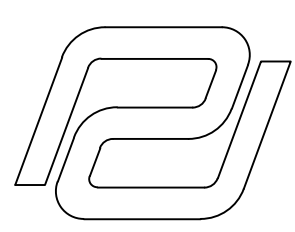
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EXISTING FIELD ENTRANCE

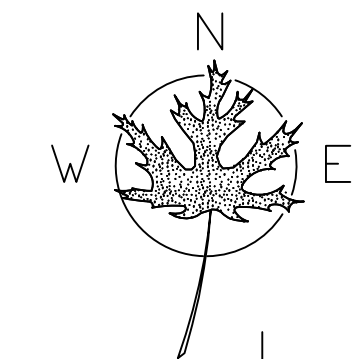
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SECTION
CORNER

CUP# 2567
PERMIT AREA



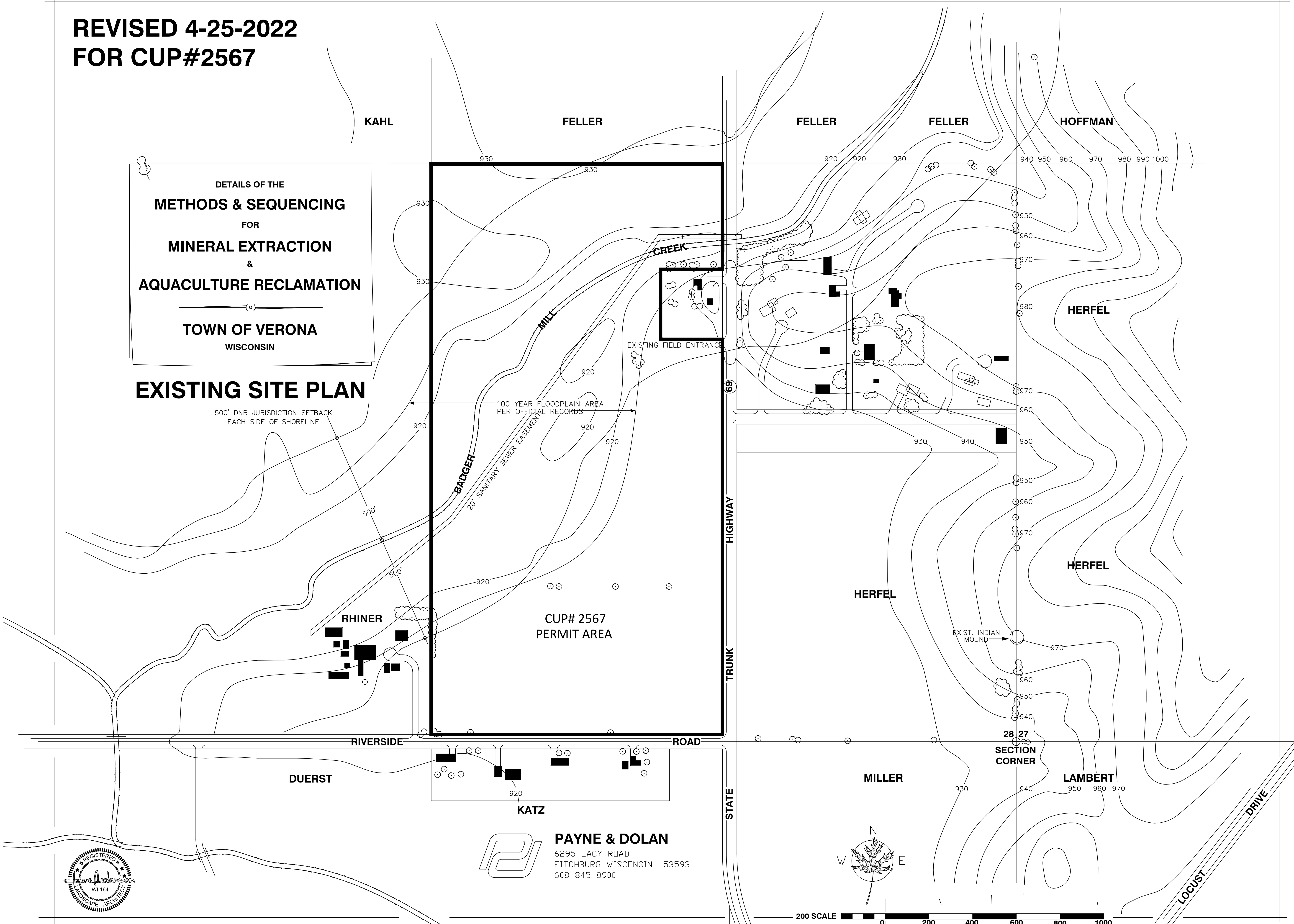
PAYNE & DOLAN
6295 LACY ROAD
FITZBURG WISCONSIN 53593
608-845-8900



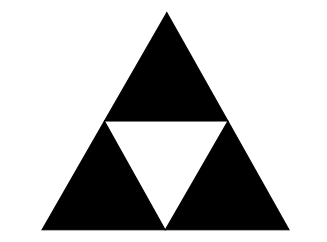
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DATE ISSUED 30 OCT 01
TECHNICIAN 1006
PLAN EXAMINER &
PROJECT MANAGER DDA

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**REVISED 4-25-2022
FOR CUP#2567**



**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.

345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
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Madison, Wisconsin
Chicago, Illinois

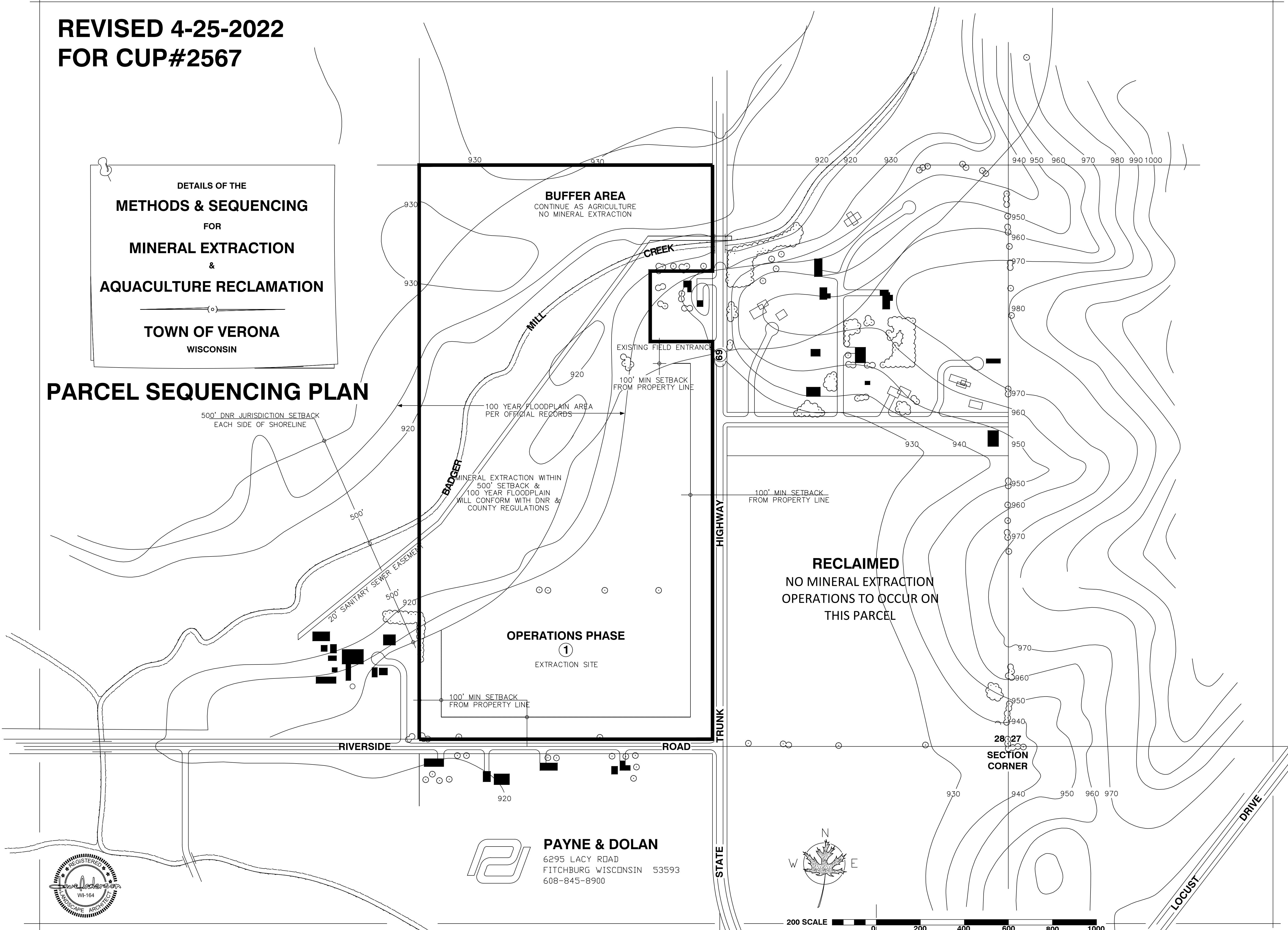
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**DETAILS OF THE
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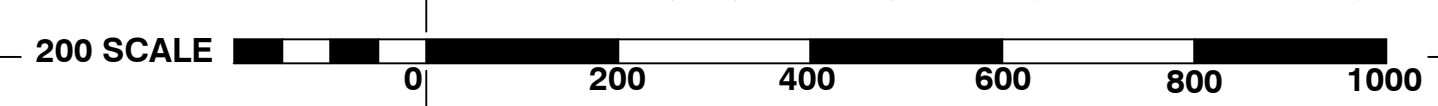
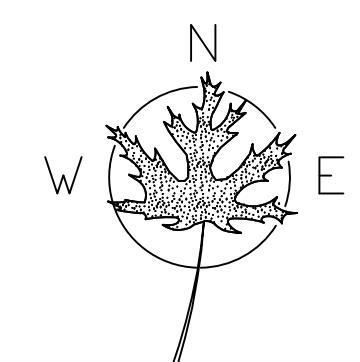
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**TOWN OF VERONA
WISCONSIN**

PARCEL SEQUENCING PLAN

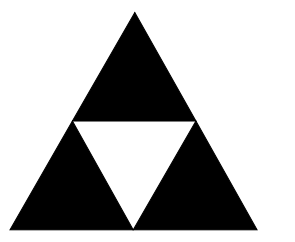


PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900



E
R

**REVISED 4-25-2022
FOR CUP#2567**



**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.

345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

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DATE ISSUED 30 OCT 01
TECHNICIAN 1006
PLAN EXAMINER &
PROJECT MANAGER DDA

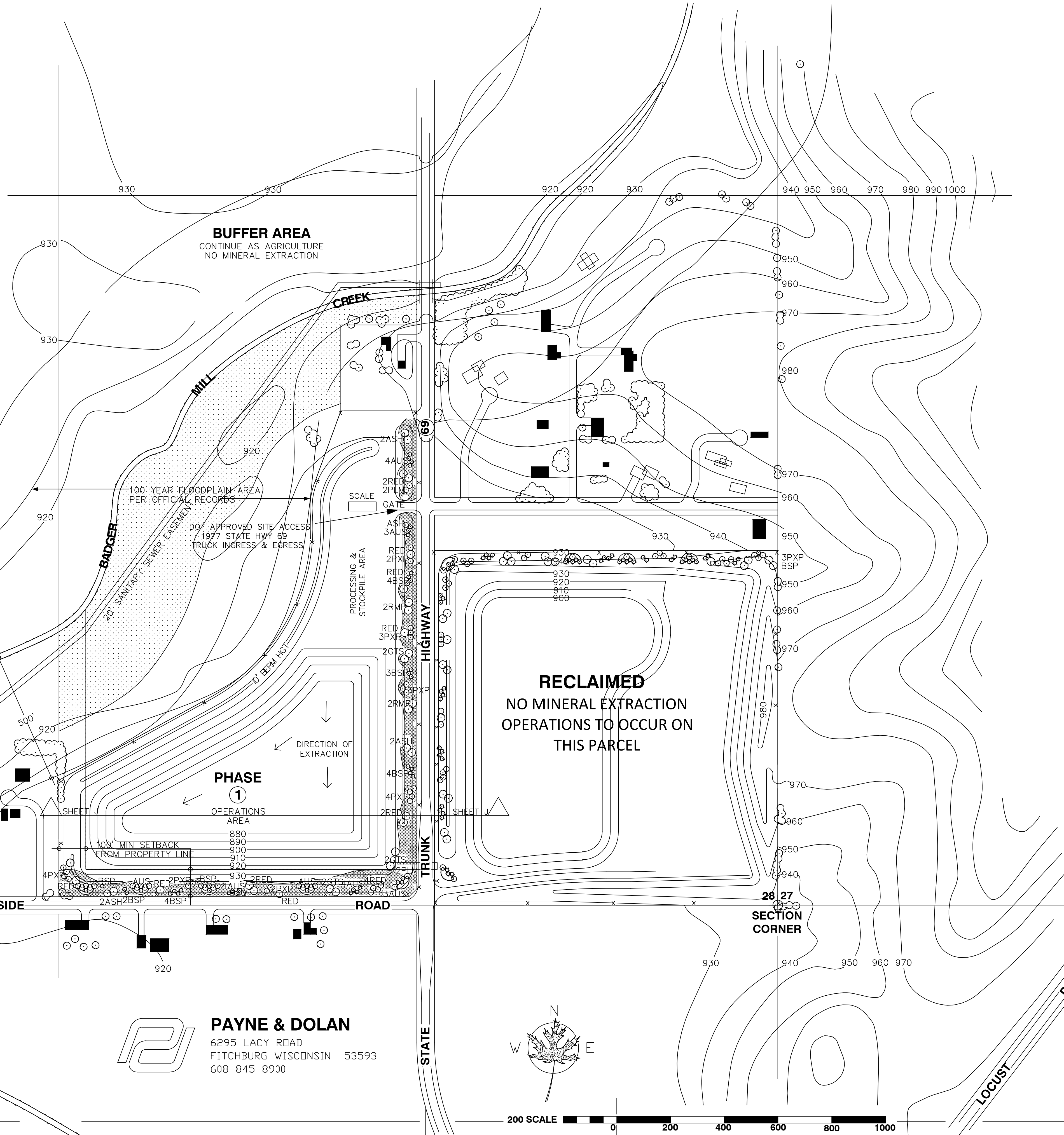
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&
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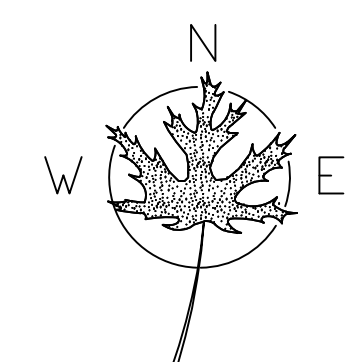
**TOWN OF VERONA
WISCONSIN**

PHASE 1 OPERATIONS PLAN

INSTALL PHASE 1 LANDSCAPE PLANTS PER SHEET I, M, & N
500' DNR JURISDICTION SETBACK
EACH SIDE OF SHORELINE



PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900



200 SCALE 0 200 400 600 800 1000



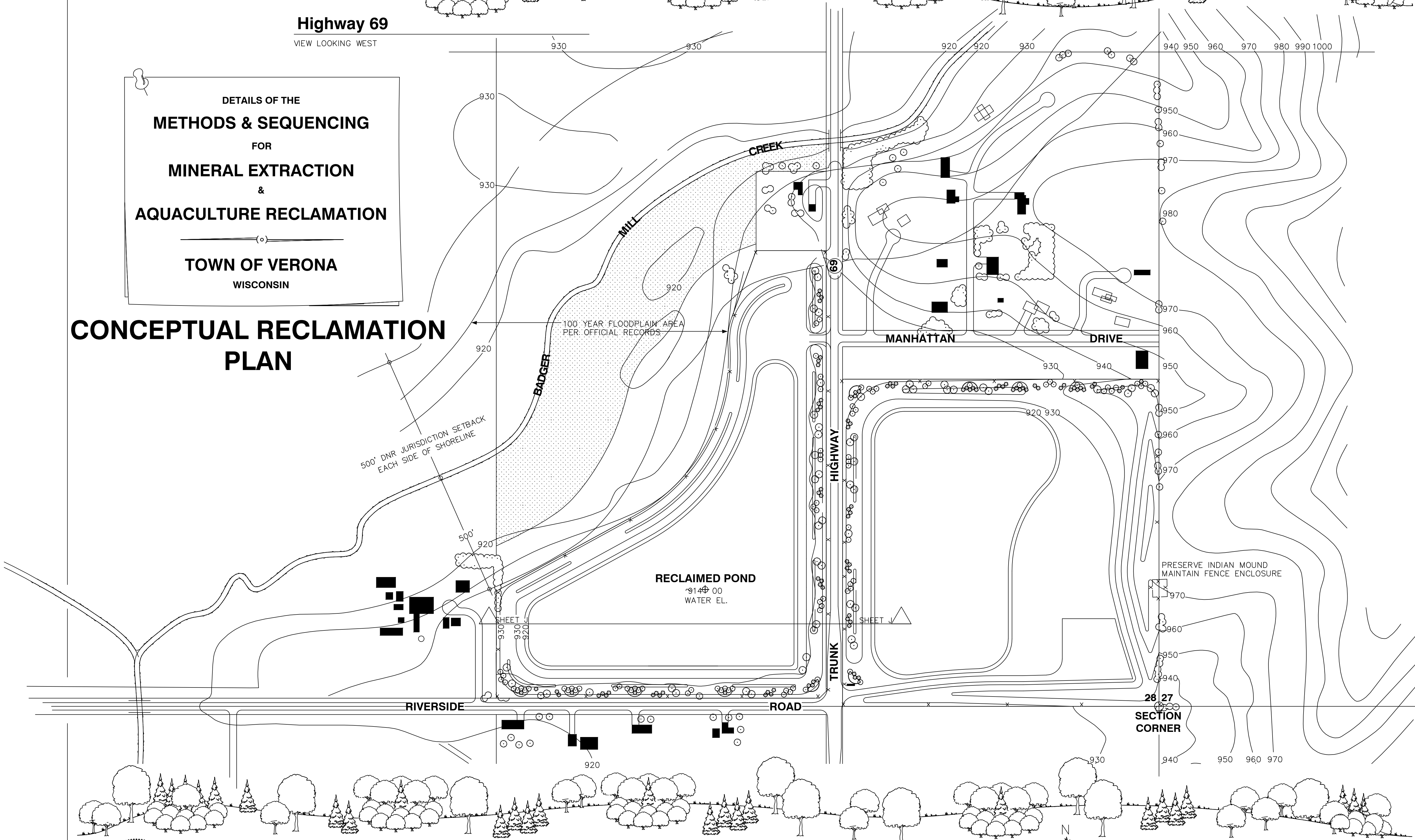
**REVISED 4-25-2022
FOR CUP#2567**

Highway 69
VIEW LOOKING WEST

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION

TOWN OF VERONA
WISCONSIN

**CONCEPTUAL RECLAMATION
PLAN**



RECLAIMED POND
14' 00" WATER EL.

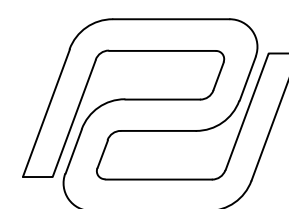
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SHEET

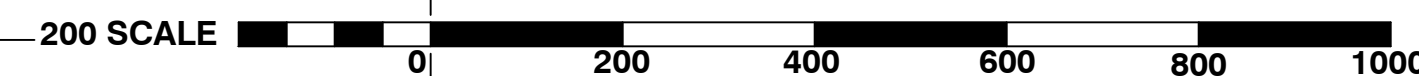
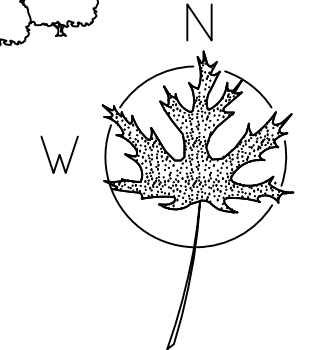
SECTION CORNER



RIVERSIDE ROAD BERM
VIEW LOOKING NORTH



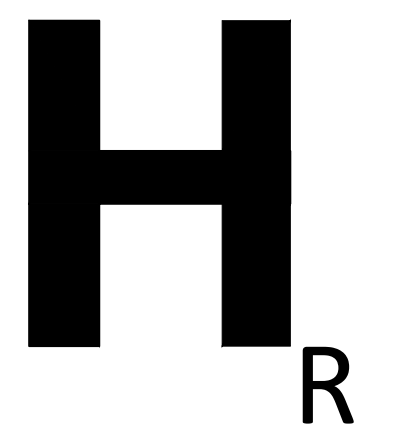
PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900



125 SOUTH 84TH STREET
MILWAUKEE WISCONSIN 53214
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

PROJECT NUMBER 973807.00
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DATE ISSUED 30 OCT 01
TECHNICIAN 1006
PLAN EXAMINER &
PROJECT MANAGER DDA



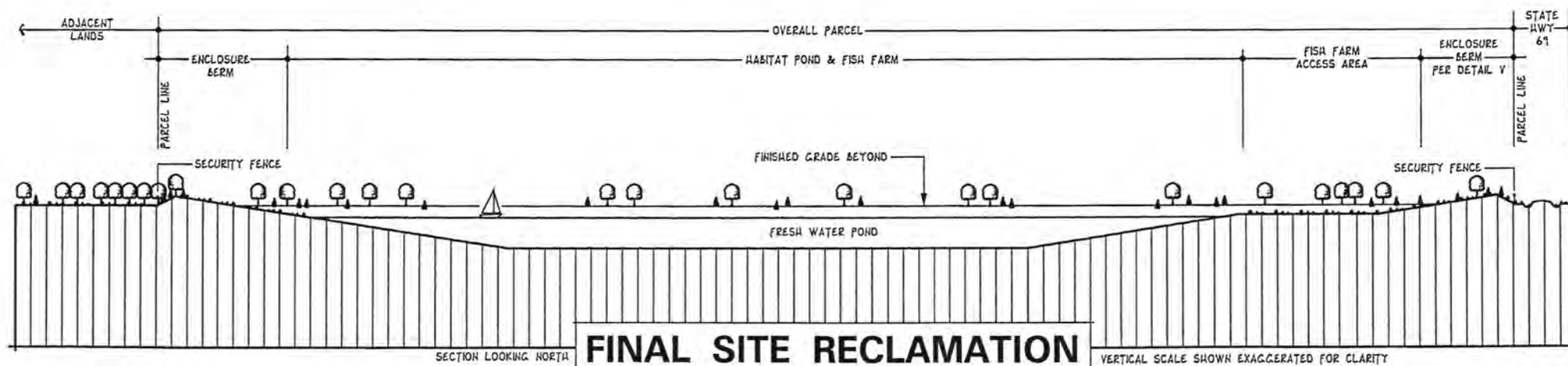
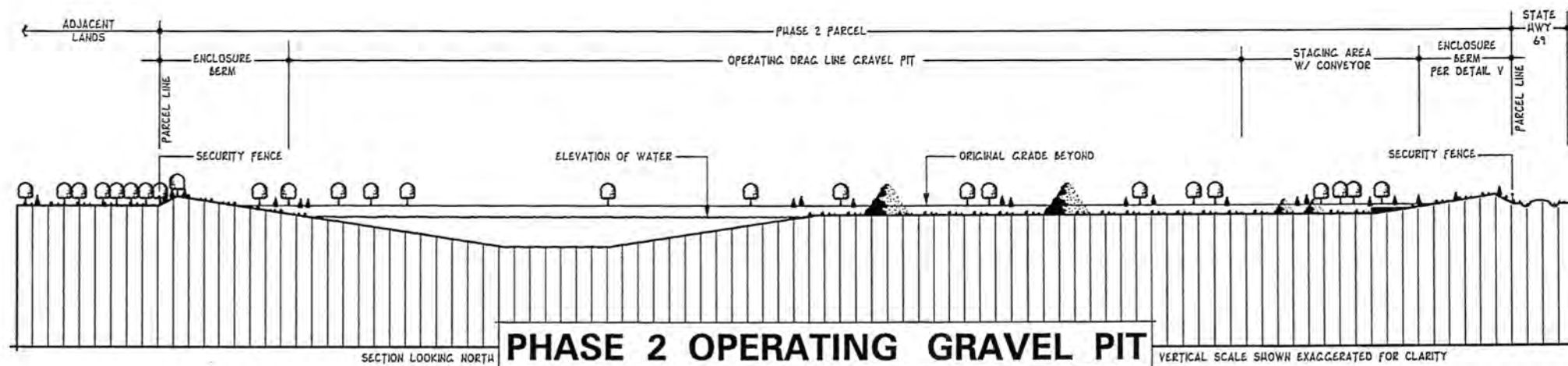
DETAILS OF THE
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TOWN OF VERONA
 DANE COUNTY WISCONSIN



345 NORTH 95TH STREET
 MILWAUKEE WISCONSIN 53226
 414 259 1500
 FAX 259 0037

Other Offices Located In:
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 Madison, Wisconsin
 Chicago, Illinois

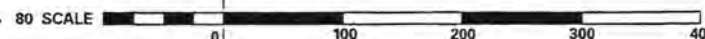


PROJECT NUMBER 173807.00
 PATH C:\173807\SECTION.DGN
 DATE ISSUED 18 SEP 04
 TECHNICIAN 1006
 PLAN EXAMINER &
 PROJECT MANAGER DDA



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

LONGITUDINAL SECTIONS

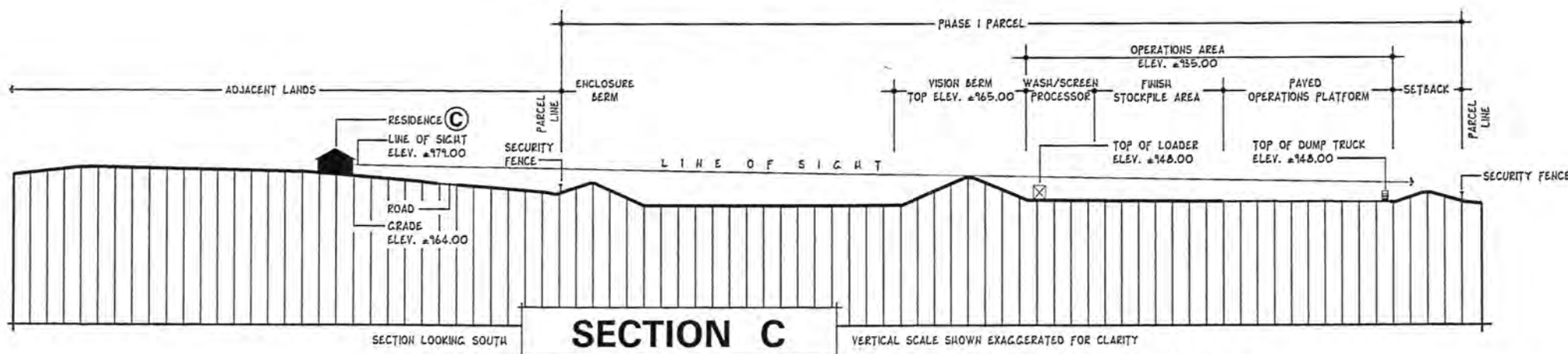
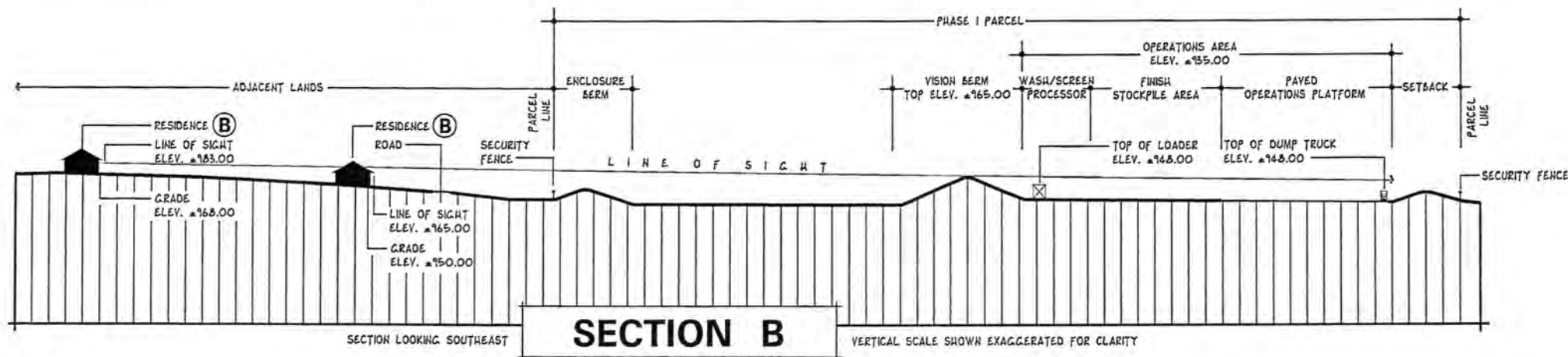
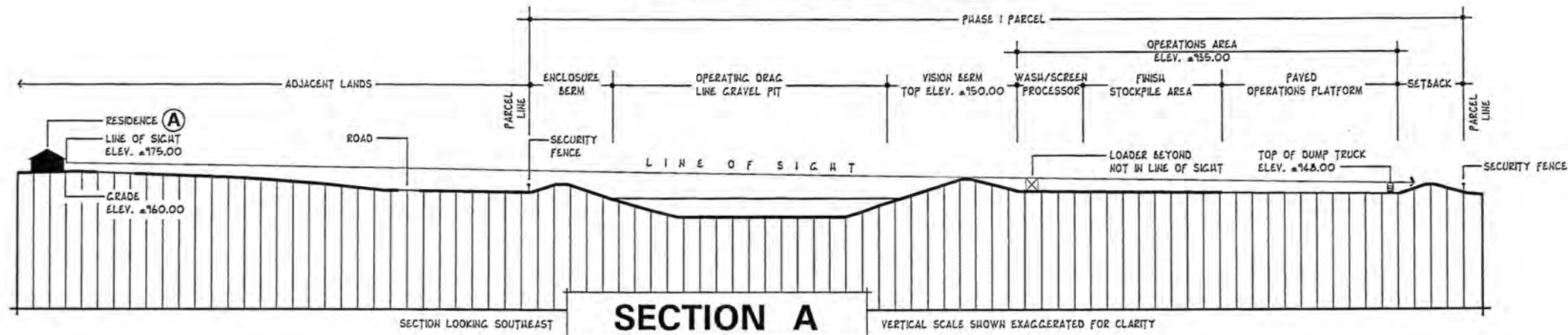


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DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
AQUACULTURE RECLAMATION
 ————
TOWN OF VERONA
 DANE COUNTY WISCONSIN

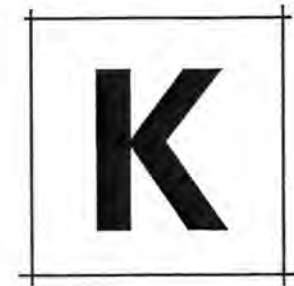
Other Offices Located In:

Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

VISION SECTIONS



PROJECT NUMBER 173807.00
 PATH G:\173807\Y-SECTION.DGN
 DATE ISSUED 13 SEP 04
 TECHNICIAN 1006
 PLAN EXAMINER &
 PROJECT MANAGER DDA

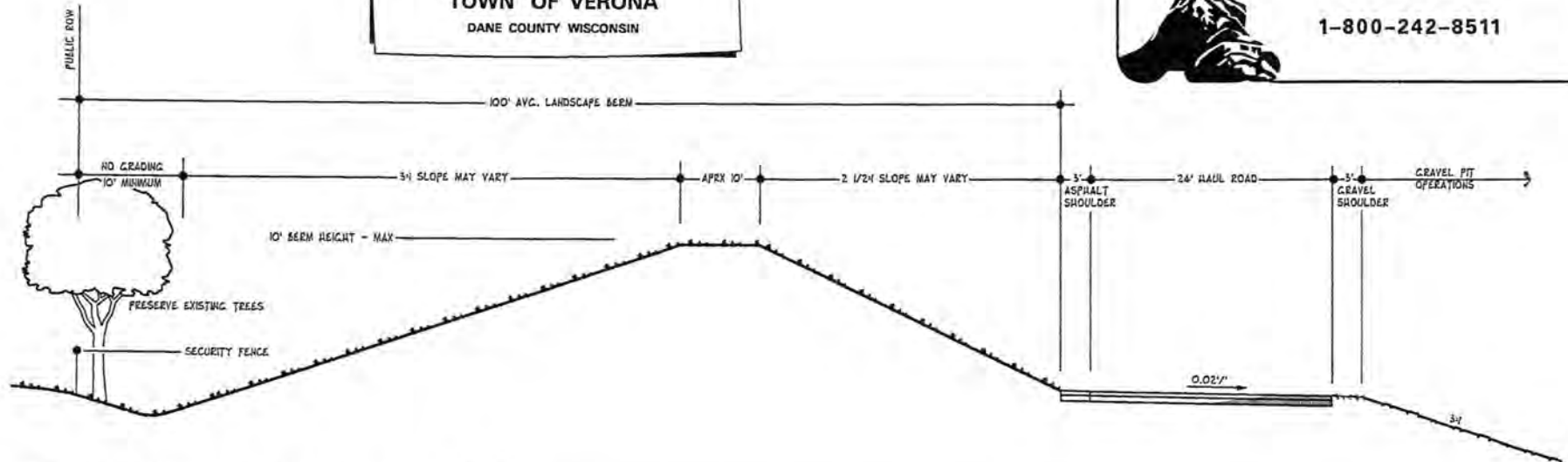
DETAILS OF THE
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MINERAL EXTRACTION
 &
AQUACULTURE RECLAMATION
 TOWN OF VERONA
 DANE COUNTY WISCONSIN



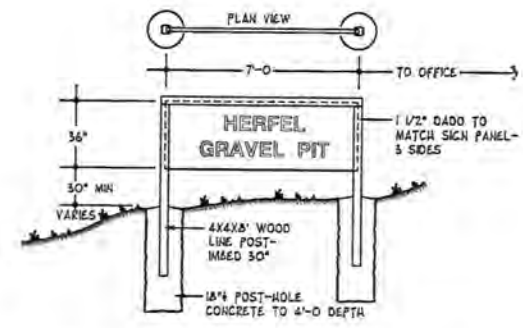
CALL BEFORE YOU DIG

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG

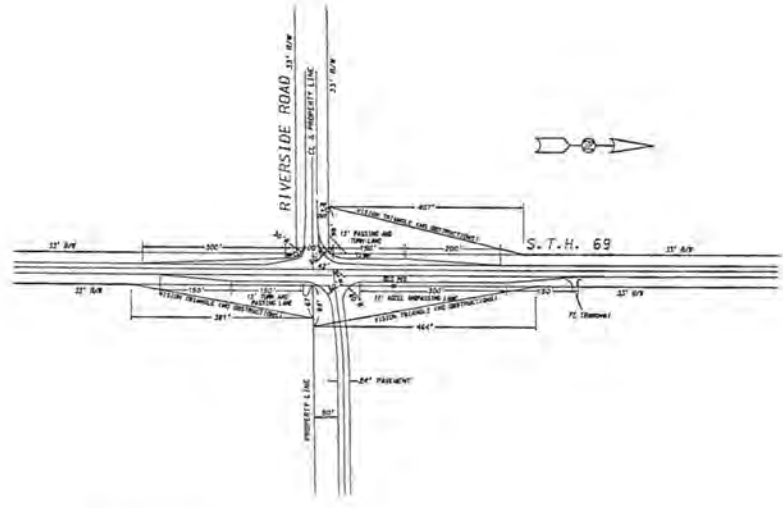
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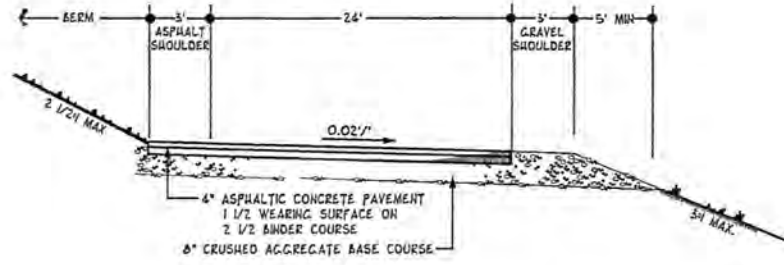
V SECTION THRU LANDSCAPED BERM
 INSTALL LANDSCAPE PLANT MATERIAL AS Laid OUT PER SHEETS I - M - N



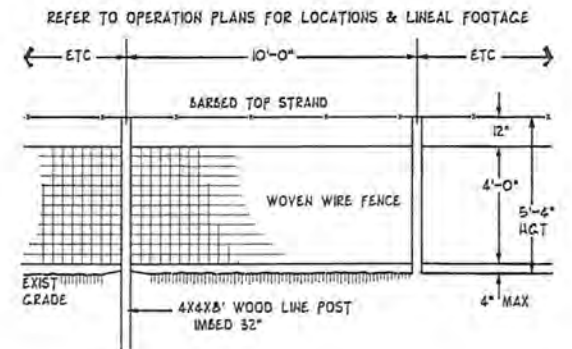
Z LANDSCAPED ENTRY FEATURE
 VIEW LOOKING EAST



X INTERSECTION DETAIL @ STH 69



W PAVING SECTION @ HAUL ROAD
 ENTRY PAVING SECTION



Y WOVEN WIRE SECURITY FENCE
 SUBMIT SHOP DWG - BILL OF MATERIALS ALONG W/ BID PROPOSAL.
 TEMPORARY SURROUND - GRAVEL PIT ONLY



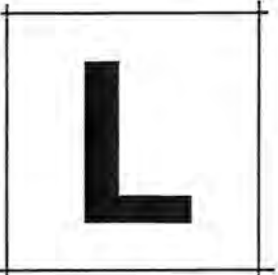
345 NORTH 95TH STREET
 MILWAUKEE WISCONSIN 53226
 414 259 1500
 FAX 259 0037

Other Offices Located In:
 Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

OPERATIONS DETAILS



PROJECT NUMBER 175807.00
 PATH C:\175807\SITE-DTL.DGN
 DATE ISSUED 8 SEP 04
 TECHNICIAN TLE
 PLAN EXAMINER &
 PROJECT MANAGER DDA



GREEN ASH (ASH)



AUTUMN BLAZE RED MAPLE (RED)

SHADE TREES



[STERILE] FLOWERING CHERRY (FXF)



[STERILE] PURPLE PLUM (PLM)

ORNAMENTAL TREES



GOLDEN MOCKORANGE (GMO)



PEEGEE HYDRANGEA (PGH)



GOLD FORSYTHIA (LYN)

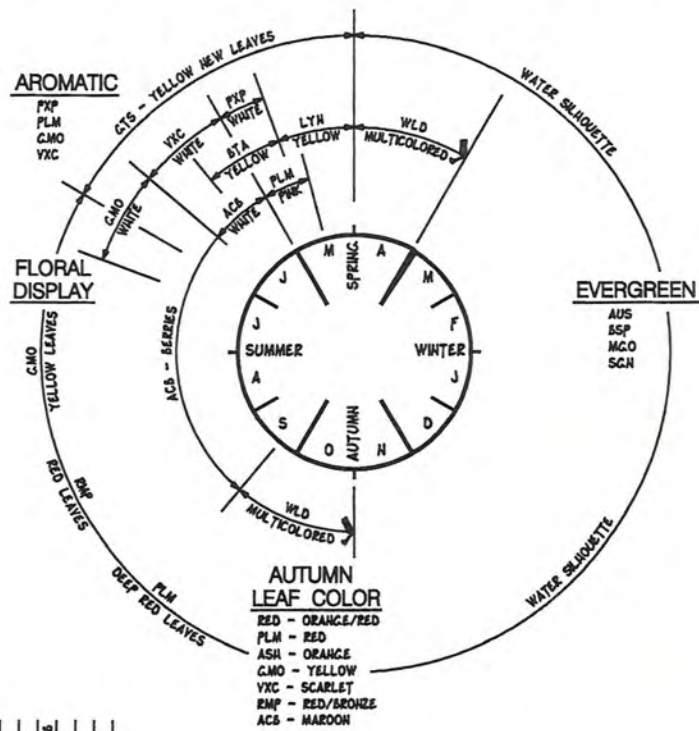


AMERICAN CRANBERRY (ACB)

ORNAMENTAL SHRUBS

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION
TOWN OF VERONA
DANE COUNTY WISCONSIN

SEASONAL DYNAMISM GRAPH



PLANT MATERIAL SCHEDULE

STATIC USE	SCIENTIFIC NAME	COMMON NAME	SYMBOL
•	FRAXINUS PENNSYLVANICA LANCEOLATA	GREEN ASH	ASH
•	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	RED
•	CLEDITSA TRIACANTHOS 'SUNBURST' (PATENT #888)	GOLDEN HONEYLOCUST	GTS
•	ACER PLATANOIDES 'CRIMSON KING'	RED NORWAY MAPLE	EMP
•	PRUNUS AVIUM X PLENA	[STERILE] FLOWERING CHERRY	FXF
•	PRUNUS CERASIFERA 'THUNDERCLOUD'	[STERILE] PURPLE PLUM	PLM
•	PRUNUS NIGRA	AUSTRIAN PINE	AUS
•	PICEA PURGENSES (GLAUCA) 'MOERHIEBI'	COLORADO BLUE SPRUCE	BSP
•	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCKORANGE	GMO
•	FORSYTHIA X INTERMEDIA 'LYNWOOD'	GOLD FORSYTHIA	LYN
•	HYDRANGEA PANCULATA 'CRANDYFLOWER'	PEEGEE HYDRANGEA	PGH
•	YBUEVNUM TIBILOSUM	AMERICAN CRANBERRY	ACB
•	JUNIPERUS COMMENSIS 'SEAGREEN'	SEAGREEN JUNIPER	SGN
•	PRUNUS MUGO MUGUS	MUGHO PINE	MGO
•	VERMONT WILDFLOWERS - MWS BLEND		WLD



GOLDEN HONEYLOCUST (GTS)



RED NORWAY MAPLE (EMP)

SHADE TREES



AUSTRIAN PINE (AUS)



COLORADO BLUE SPRUCE (BSP)

EVERGREEN TREES

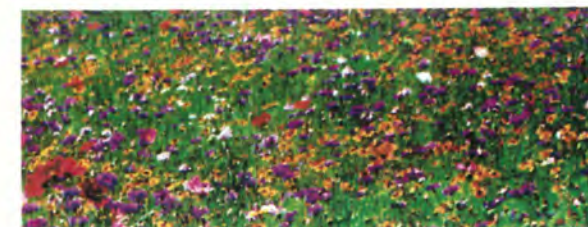


SEAGREEN JUNIPER (SGN)



MUGHO PINE (MGO)

EVERGREEN SHRUBS



WILDFLOWERS (WLD)

WILDFLOWERS



348 NORTH 96TH STREET
MILWAUKEE WISCONSIN 53228
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois



PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900

PLANT MATERIAL SCHEDULE



PROJECT NUMBER 175807.00
 PATH C:\175807\M-SCHEDULE.DGN
 DATE ISSUED 5 SEP 04
 TECHNICIAN 1004
 PLAN EXAMINER &
 PROJECT MANAGER DGA

DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
AQUACULTURE RECLAMATION
 TOWN OF VERONA
 DANE COUNTY WISCONSIN



CALL BEFORE YOU DIG

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG

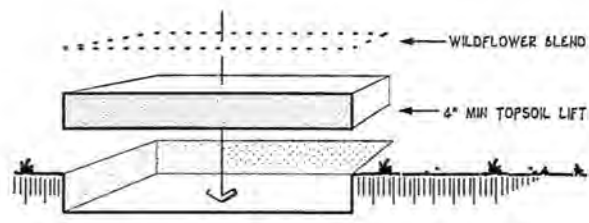
1-800-242-8511



GRAEF ANHALT SCHLOEMER
 and Associates Inc.

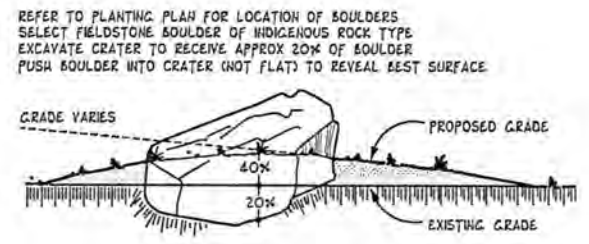
345 NORTH 95TH STREET
 MILWAUKEE WISCONSIN 53226
 414 259 1500
 FAX 259 0037

Other Offices Located in:
 Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



EXISTING TOPSOIL WILL BE STOCKPILED ON SITE FOR DISTRIBUTION BY LANDSCAPE CONTRACTOR PRIOR TO SPREADING. THE LANDSCAPE CONTRACTOR SHALL CLEAN TOPSOIL OF ROOTS/STONES/FOREIGN MATTER & AMEND W/ SPECIFIED PRODUCTS TO ACHIEVE 6.0 TO 7.0 PH ACTIVITY LANDSCAPE ARCHITECT SHALL APPROVE FINISHED LAWN GRADE @ UNIFORM NATURAL SLOPES PRIOR TO THE SEWING OF SEED SEED BLEND & PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN FOR INITIAL 60 DAYS

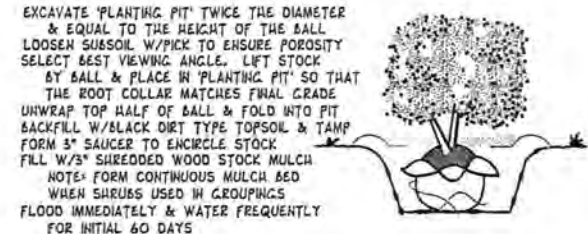
5 WILDFLOWER SEEDING
 ACCEPT ONLY: VERMONT WILDFLOWER FARM #MWS (602)425-3504



REFER TO PLANTING PLAN FOR LOCATION OF BOULDERS. SELECT FIELDSTONE BOULDER OF INDIGENOUS ROCK TYPE. EXCAVATE CRATER TO RECEIVE APPROX 20% OF BOULDER. PUSH BOULDER INTO CRATER (NOT FLAT) TO REVEAL BEST SURFACE.

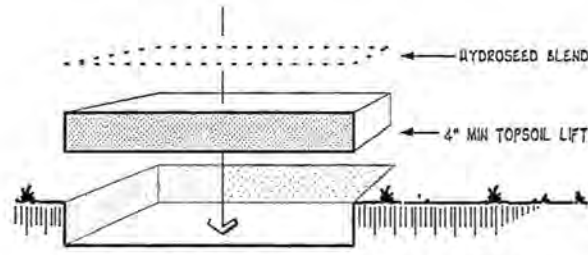
BACKFILL W/TOPSOIL & MOUND TO CONCEAL APPROX 40% OF BOULDER. WIRE-BRUSH EXPOSED SURFACE TO ESTABLISH UNIFORM COLORATION. REFER TO PLANTING PLAN FOR ADJACENT PLANTINGS & LAWN FINISH.

6 FIELDSTONE BOULDER DETAIL



EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER & EQUAL TO THE HEIGHT OF THE BALL. LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY. SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT' SO THAT THE ROOT COLLAR MATCHES FINAL GRADE. UNWRAP TOP HALF OF BALL & FOLD INTO PIT. BACKFILL W/BLACK DIRT TYPE TOPSOIL & TAMP. FORM 3" SAUCER TO ENCIRCLE STOCK. FILL W/3" SHREDDED WOOD STOCK MULCH. NOTE: FORM CONTINUOUS MULCH BED WHEN SHRUBS USED IN GROUPINGS. FLOOD IMMEDIATELY & WATER FREQUENTLY FOR INITIAL 60 DAYS.

3 SHRUB PLANTING DETAIL

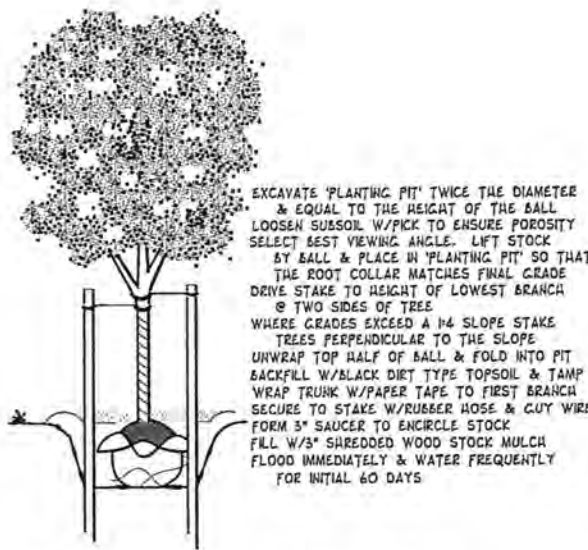


EXISTING TOPSOIL WILL BE STOCKPILED ON SITE FOR DISTRIBUTION BY LANDSCAPE CONTRACTOR PRIOR TO SPREADING. THE LANDSCAPE CONTRACTOR SHALL CLEAN TOPSOIL OF ROOTS/STONES/FOREIGN MATTER & AMEND W/ SPECIFIED PRODUCTS TO ACHIEVE 6.0 TO 7.0 PH ACTIVITY LANDSCAPE ARCHITECT SHALL APPROVE FINISHED LAWN GRADE @ UNIFORM NATURAL SLOPES PRIOR TO THE SEWING OF SEED SEED BLEND & PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN FOR INITIAL 60 DAYS

4 SEED OPERATIONS
 LOFT KELLOGG LAWN SEED 'STAR' (414) 276-0378
 30% KENTUCKY BLUEGRASS
 20% CREEPING RED FESCUE
 20% PERENNIAL RYE
 30% ANNUAL RYE

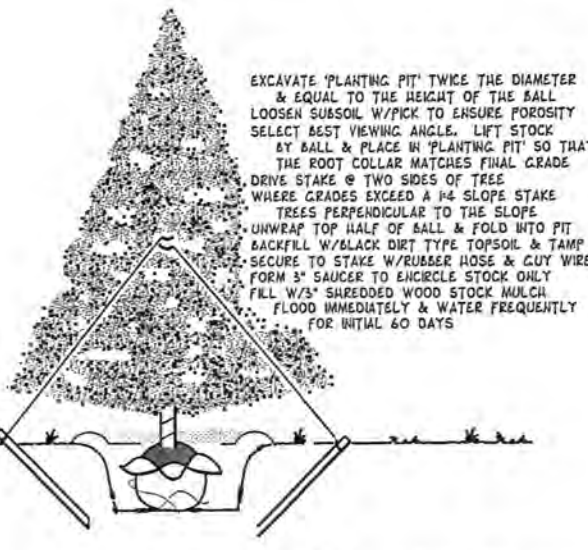
CONSTRUCTION NOTES

- PAYNE & DOLAN WILL CONTRACT TO MECHANICALLY RELOCATE 'COLLECTED TREES' FROM WITHIN SITE & INSTALL @ BASE OF BERM. THESE LARGER TREES WILL BE PLANTED 'WHERE SHOWN' & WILL BE CONSIDERED 'INSTEAD OF' THOSE SPECIFIED PER SCHEDULE & PLANTING PLAN.
- PLANT SCHEDULE IS FOR THE AREA ADJACENT TO PUBLIC ROADS. PLANT A 3/4 MIX DECIDUOUS & 1/4 MIX EVERGREEN AT A FREQUENCY OF 5 TREES & 15 NATIVE SHRUBS PER 100 LF.
- LANDSCAPE CONTRACTOR SHALL INCLUDE UNIT COSTS PER TREE / SHRUB / LAWN / WILDFLOWER GROUPS AS BASIS FOR 'ADDITIONAL WORK'.
- PROJECT LANDSCAPE ARCHITECT WILL APPROVE TREE / SHRUB / LAWN SUBSTITUTIONS DUE TO SEASONAL AVAILABILITY. ... WILDFLOWERS SOURCE ONLY AS SPECIFIED.
- FINAL 20% PAYMENT WILL BE ISSUED PROMPTLY @ SUCCESSFUL COMPLETION OF 60-DAY ACCEPTANCE PERIOD.



EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER & EQUAL TO THE HEIGHT OF THE BALL. LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY. SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT' SO THAT THE ROOT COLLAR MATCHES FINAL GRADE. DRIVE STAKE @ TWO SIDES OF TREE. WHERE GRADES EXCEED A 1/4 SLOPE STAKE TREES PERPENDICULAR TO THE SLOPE. UNWRAP TOP HALF OF BALL & FOLD INTO PIT. BACKFILL W/BLACK DIRT TYPE TOPSOIL & TAMP. WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH. SECURE TO STAKE W/RUBBER HOSE & CUY WIRE. FORM 3" SAUCER TO ENCIRCLE STOCK. FILL W/3" SHREDDED WOOD STOCK MULCH. FLOOD IMMEDIATELY & WATER FREQUENTLY FOR INITIAL 60 DAYS.

1 TREE PLANTING DETAIL

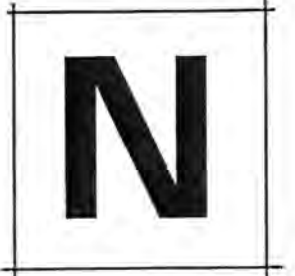


EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER & EQUAL TO THE HEIGHT OF THE BALL. LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY. SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT' SO THAT THE ROOT COLLAR MATCHES FINAL GRADE. DRIVE STAKE @ TWO SIDES OF TREE. WHERE GRADES EXCEED A 1/4 SLOPE STAKE TREES PERPENDICULAR TO THE SLOPE. UNWRAP TOP HALF OF BALL & FOLD INTO PIT. BACKFILL W/BLACK DIRT TYPE TOPSOIL & TAMP. SECURE TO STAKE W/RUBBER HOSE & CUY WIRE. FORM 3" SAUCER TO ENCIRCLE STOCK ONLY. FILL W/3" SHREDDED WOOD STOCK MULCH. FLOOD IMMEDIATELY & WATER FREQUENTLY FOR INITIAL 60 DAYS.

2 EVERGREEN PLANTING DETAIL

PLANTING DETAILS

PROJECT NUMBER: 173807.00
 PATH: C:\173807\PLANT-DTL.DGN
 DATE ISSUED: 13 SEP 04
 TECHNICIAN: 1006
 PLAN EXAMINER: &
 PROJECT MANAGER: DDA



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

DESCRIPTION OF OPERATIONS



345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

A. DESCRIPTION OF OPERATIONAL METHODS

1. Removal of surface soils for the construction of berms and to expose sand & gravel strata
2. Sand & gravel extraction including transporting
3. No drilling or blasting
4. Processing & sizing of extracted material
5. Conveying and stockpiling of processed material
6. Sales and distribution to customers

B. LIST OF EQUIPMENT, MACHINERY AND STRUCTURES USED

1. Equipment used in operation A1: Earthmovers including Dozers, Loaders, Scrapers & Trucks
2. Equipment used in operation A2: Loaders, Trucks, Backhoes, Draglines, and Conveyors
3. Washing & Screening Equipment
4. Equipment used in operation A5: Conveyors, Loaders, Dozers & Trucks
5. Equipment used in operation A6: Scales, loaders & trucks

C. SOURCE AND DISPOSITION OF WATER TO BE USED

1. Source
 - a. Ground Water
 - b. Surface Run-off
2. Disposition or Use
 - a. Dust control of interior roads
 - b. Dust control of processing, sizing and stockpiled material
 - c. Recharge

D. APPROVED METHOD OF CONTROLLING WATER RUN-OFF, TRAFFIC, NOISE, AND AIR-BORNE MATERIALS

1. Water Run-off
 - a. Grading and contouring
 - b. Planting and landscaping
 - c. Maintenance of all governmental permits
2. Noise and Air-borne material
 - a. As in our current operations, we will continue to explore and utilize the latest feasible technologies such as:
 1. Maintaining the sound suppressing equipment on all trucks and machines owned or hired
 2. Utilization of dust suppression procedures and equipment
 3. Development of landscaped buffer
 4. Compliance with all local, state and federal rules and regulations

E. METHODS OF ASSURING SAFETY OF THE PUBLIC

1. Fencing, landscaping and contouring
2. Compliance with all local, state and federal rules and regulations

F. PROPOSED SEASONAL PHASING OF OPERATION

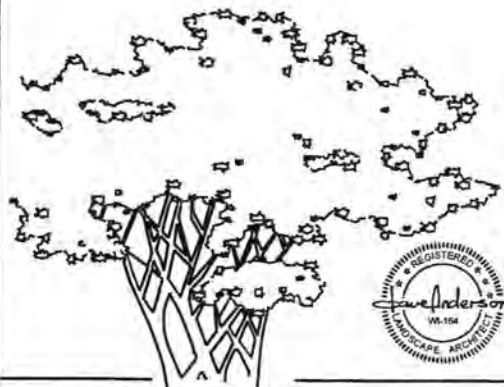
1. Percentage of total yearly activity (Typical)

a. First Quarter	10%
b. Second Quarter	25%
c. Third Quarter	35%
d. Fourth Quarter	30%

G. HOURS OF GRAVEL PIT OPERATIONS

1. Extraction, production, and shipping will be limited to:
Monday - Friday: 7AM to 6PM

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION
TOWN OF VERONA
DANE COUNTY WISCONSIN

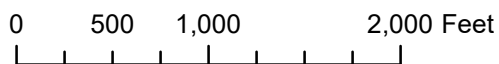
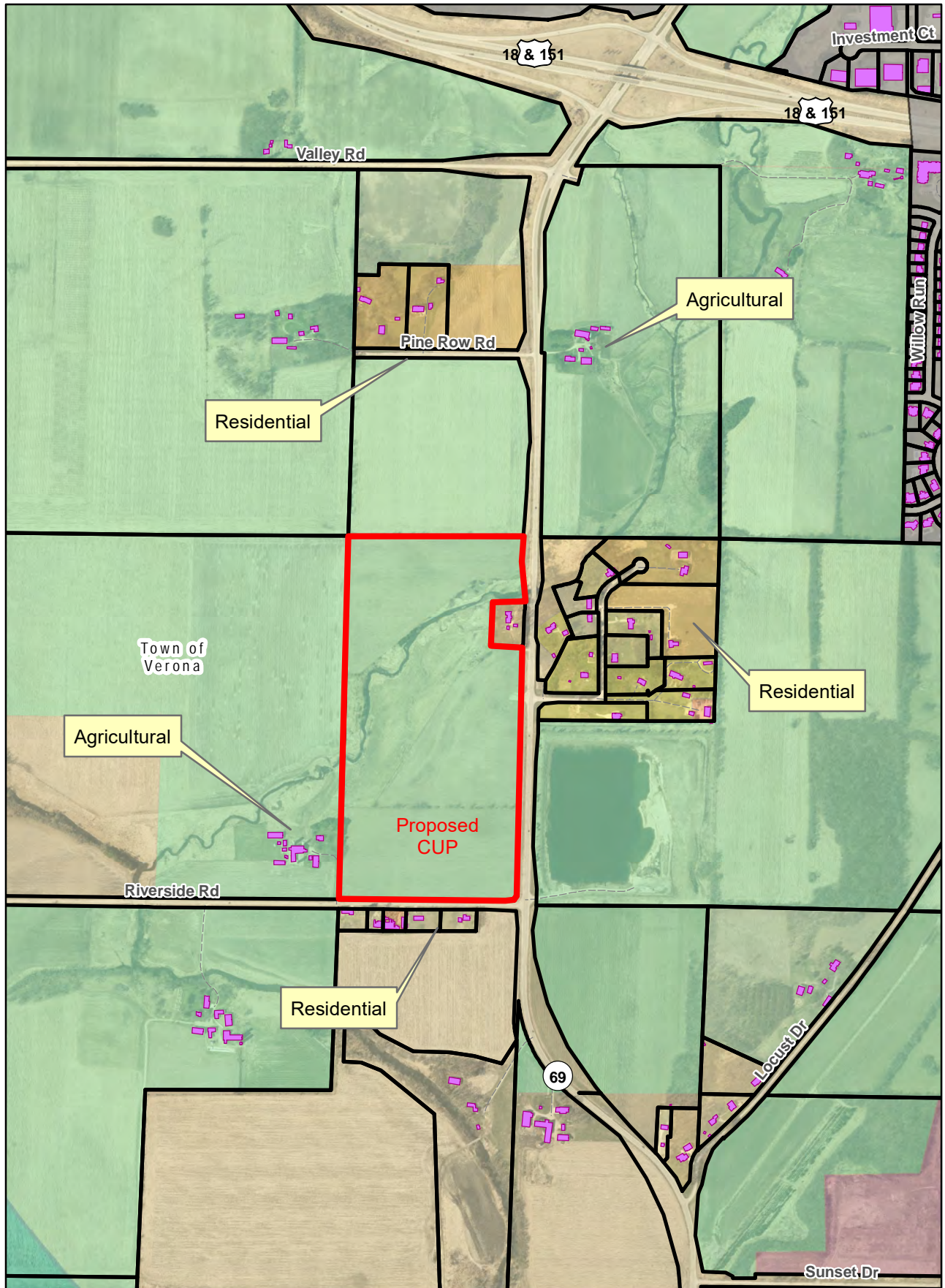


PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53533
608-845-8900

DESCRIPTION OF OPERATIONS

PROJECT NUMBER 173807.00
PATH C:\173807\NARRATIVE.DGN
DATE ISSUED 15 SEP 04
TECHNICIAN 1006
PLAN EXAMINER &
PROJECT MANAGER DDA

0

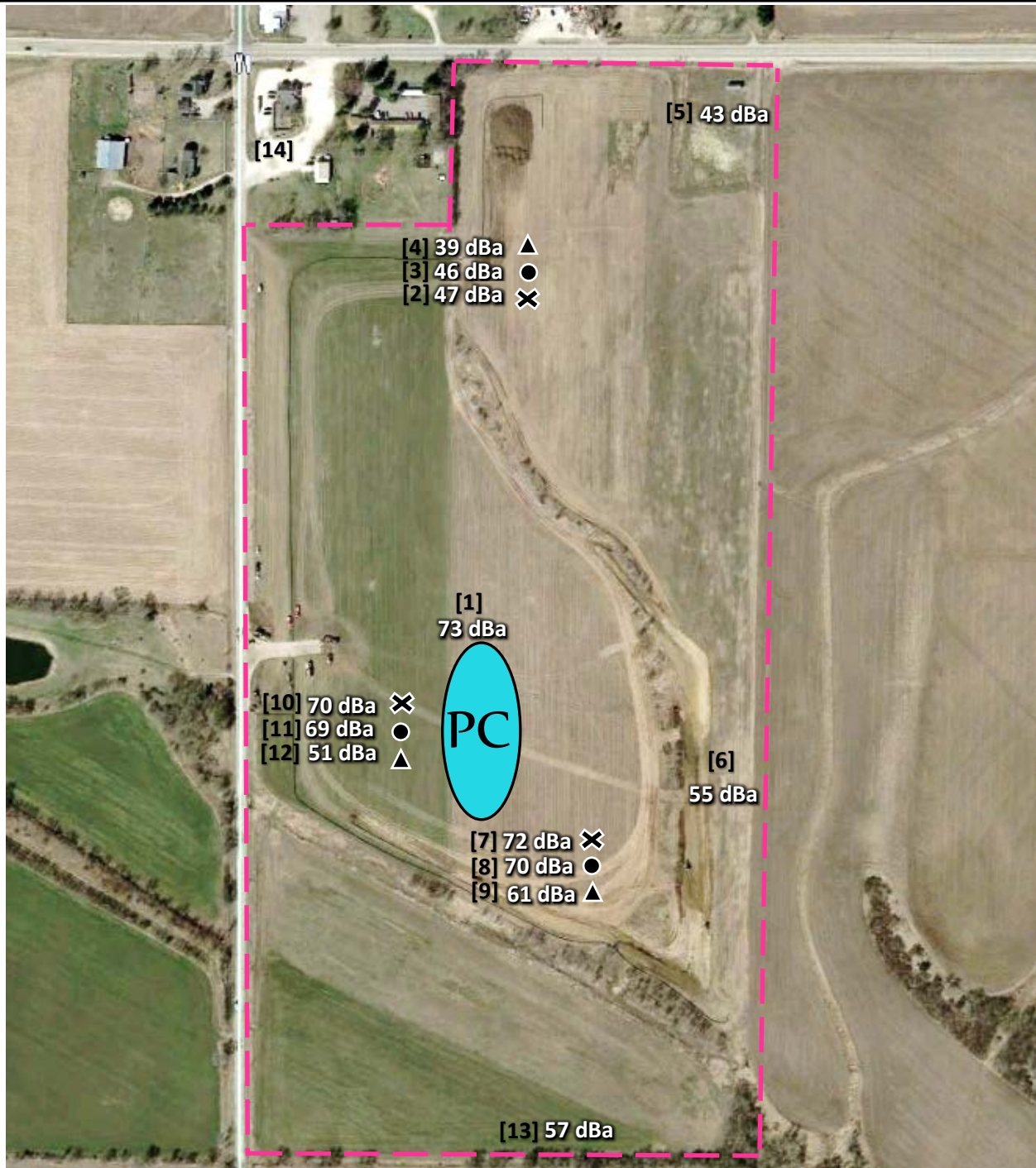


Neighborhood Map

Darien Site (81049)

Sound Level Report for PC 10

07/01/21



Property Line	
Inside Berm	
Top of Berm	
Outside Berm	
Portable Crushing Plant #10 (PC10)	

Wind Speed	Wind Direction	Cloud Cover	Time
11 mph	NE	Clear	11:30am to 12:15pm



Oregon Site (85033)

Sound Level Report for Control #33 and PC #7 07/29/21



- ✕ 70 dBa [17]
- 70 dBa [18]
- ▲ 60 dBa [19]

Property Line

Inside Berm

Top of Berm

Outside Berm

Asphalt Plant Control #33

Portable Crush Plant #7

Wind Speed	Wind Direction	Cloud Cover	Time
9-10 mph	N / WNW	Mostly Cloudy	10:45 am to 1:00 pm

CUP #2510 Condition #6

“Peak noise levels from all operations at the site, including the mineral extraction operation and the asphalt plant, shall not exceed **75 decibels** (dBa scale), as measured from the property line.”

Hello,

My name is Bill Keen and I am opposed to having a rock crushing operation at the Herfel gravel site. Reasoning for my opinion is that the operation will directly affect those living near the pit, it will affect the avian and animal habitat for the future plans of the county land, and the fact that Payne and Dolan has been less than truthful about what will happen and what actually does.

Noise levels from a rock crushing operation create noises up to 86.5 decibels. 70 decibels is considered safe. It is important to remember that a 20 db increase means the sound is 100 times louder. Due to the inverted megaphone shape of the pit, the decibel level will be automatically increased and dispersed to the area. The Kitto family with three young children will be most affected by being located above the walls of the pit echoing this sound during the day.

This noise level will also have an impact on avian and animal habitat near the pit. Since the county has purchased the Rhiner property, the plans to have a natural area supporting the habitat of the area will be hindered by the racket of the crusher.

Payne and Dolan stating that the crusher being on site would allow the pit to close sooner is hard to believe. All crushing was done off site before and it did not have an effect on the closing of the first side of the pit. To say that the sound of the crusher will not affect the level of noise blaring from the pit is incorrect. The noise from the previous side while excavation was taking place could be heard throughout the day. To increase this clamor during the day with a rock crusher will definitely impact all of us in the neighborhood. There are those of us in the area that are also concerned about the traffic as there will not be an acceleration lane for dump trucks to get up to speed with those racing down hwy 69. We should mention that it was promised that hwy 69 would not be impacted with the increased truck traffic when the operation on the east side of the highway was opened and less than two years later the state had to resurface hwy 69 just so it was not so full of potholes with the contract going to Payne and Dolan.

In conclusion, if there is any chance that this CUP is approved, two conditions should be added to make it tolerable. One would be to have the company fined and prohibited from any rock crushing if a decibel level anywhere beyond 50 feet of the pit is recorded over 70 decibels. The second would be to have both pits open to the public for fishing as the original CUP had land that was to be dedicated to the county for access to Badger Mill Creek and it has not happened yet.

Thank you for your consideration,

Bill Keen

To Town of Verona Board members.

Payne and Dolan has requested to add rock crushing to the next phase of the Herfel gravel pit. THAT IS UNACCEPTABLE TO ME! And I hope to you as well.

For those unfamiliar with the history of the pit, here is a brief recap. A Conditional Use Permit must meet a number of standards, including no detriment to the safety and enjoyment of the neighbors, their property values, and the environment.

1998-The first proposal for a gravel pit was denied by the Town of Verona **and** Dane County Board of Supervisors, which has final say on all matters not within City limits.

2001-Payne and Dolan resubmitted the proposal, which the Town again denied based on the company not protecting the neighbors and environment. The County approved the CUP, however. Local residents pooled their resources and sued Dane County. We achieved a stay of operations as a State Appellate Court ordered the County to reconsider their approval.

April of 2004-the County voted 5-2 to deny the CUP stating it didn't meet environmental standards. CUPS can't be reapplied for in less than a year unless something extraordinary happens, so only months later Payne and Dolan came back saying they were removing rock crushing from the activities at the gravel pit. That was enough for the county to allow another hearing

Feb 2005-Town still denied approval of the pit, but in May the County Zoning board approved it and there weren't enough votes from the full Board of Supervisors to overturn the committee's vote.

The only reason the pit is operating is because Payne and Dolan promised no rock crushing would happen on site. They must be made to hold true to that promise! There is already too much noise and dust! The berms they have erected on the west side of Highway 69 are much lower than the ones on the east side. The noise and dust will have no problems breaching those berms.

At the Plan Commission meeting, one neighbor wrote in support of the proposal, but that is because the Herfels invited him to fish the pond. We have received no such invitation.

Payne and Dolan has trucked all the rocks to another site for crushing and they can do so for this site as well.

Sincerely,
Lisa Keen
2021 Manhattan Drive

Hi Mark,

Not sure that we will be able to be at the hearing tonight so want to repeat our concern about noise and dust.

I found a list of neighbors when this CUP was first approved and realized that very few of those still live here, and the ones who moved in, came during the last years of the first phase when there wasn't much activity, so the new neighbors have a false sense of what's really ahead because they weren't here during all of the first phase.

The one neighbor who reported that P&D tests his water needs to be sure they do test his water. When Randy Wixson tested our water, we always knew when he was there to test it but after he retired, we've never seen anyone come or heard the water being turned on to get the sample. We get letters that state we have to call to have our water tested and when we do, we always ask to have a copy sent to us but that doesn't happen until we call again. By asking for the test, we found that our water has not been tested every year. If we had not called to ask for a copy of the water test, we would not have known that! Also, their letter clearly states that our water is being tested for bacteria and nitrates. There is no report of nitrates on any of the test except the first one that was done, I believe, in 2008.

One new neighbor also stated that the operation is during the workday hours but we are retired, so the noise and dust affects us all day. Also, the original hours of operation were until 6:00 PM but they are still working now until 6:30 PM. I'm not sure either where they were given a year to complete the berms and landscaping because I don't believe that was on the original copy of the CUP, at least that's not the way it is on our copy.

Our concern about noise and dust from the rock crusher is because we won't know who is going to monitor the noise level when Payne & Dolan employees admit they aren't on site and don't know what's happening there. During the first phase, truck drivers were jake braking every few minutes all day, when they'd go into the pit and also when they'd come out. Since we have always tried to deal directly with Payne & Dolan with issues rather than call the town or county, when we'd call P&D, it became our responsibility to ask the drivers for their name and truck number and then call and report that to Payne & Dolan. This should not be our responsibility, but again who IS going to take care of monitoring the site?

Thank you, Henry and Darhl Topinka

Benjamin Shortreed
1980 Manhattan Drive
Verona, WI 53593
06/06/2022

Town of Verona
c/o Town Board Committee Members
7669 County Highway PD
Verona, WI 53593

To Whom It May Concern:

This letter concerns the CUP Application 2022-01 by Payne & Dolan on behalf of the Herfel Trust to allow aggregate crushing at 1977 State Highway 69.

Taking into consideration the concern of our neighbors and also reviewing the March 17th, 2022 document provided by Payne & Dolan, I'd like to offer the following feedback:

SOUND

The conditional use permit stipulates that the sound is not to exceed 75 dB measured at the property line. Reviewing the Sound Level Reports for the Oregon Site (85033) and Darien Site (81049), 70dB noise levels were measured at the top of the berms at each location. This noise level was compliant at the time of testing at each of the locations. These testing results lead me to believe that Payne & Dolan will be respectful site operators if granted the right to crush aggregate on site.

While the sound of crushing rock, Monday through Friday, from 8:00 am through 6:00 pm, spring through fall months, doesn't exactly appease me I do sympathize with my neighbors that are predominately at their residences during that time period, as I will not be. With that being said, it should be noted that standard lawn equipment such as gas-powered push mowers and vehicles such as motorcycles omit sound around the 75dB range, which is common in most neighborhoods. It is my opinion that we overlook these common sounds as we're conditioned and familiar with them. The sound of crushing rock would be a new and unnatural sound, but I anticipate that with time, it will be considered a familiar noise that, while an inconvenience at times for people, likely won't negatively affect the animal population.

AIR PARTICLES

It is noted in Payne & Dolan's conditional use permit application on numerous occasions that no visual dust will cross the property lines as per the fugitive dust control plan. I encourage the board to examine this plan in more detail and bring forth answers to the following questions:

1. Who enforces the fugitive dust control plan and how is it monitored?

2. If the fugitive dust control plan isn't working or Payne & Dolan isn't in compliance, what are the steps to fix the situation?
3. What is the neighbors' silica exposure (if any) by allowing aggregate crushing?

At the end of the day, we live in the country, and there is going to be dust. Whether it be farmers plowing their fields or pollen from cone-bearing and flowering plants, it is inevitable. As long as the aggregate crushing operations do not present a significant health hazard from an air quality standpoint and the board feels comfortable with the answers to the questions above, I have no concerns.

TRAFFIC

I don't foresee the addition of aggregate crushing onsite making a difference one way or another to the current and future road conditions. The fact is the quarry is already approved and operational with increased traffic. Payne & Dolan will either be removing rocks to be crushed at a different location or crushed aggregate. An argument could be made that not allowing the aggregate crushing onsite would increase traffic as there would be removal rocks and aggregate trucked back in for the HWY 69 project.

CLOSING

For the record, our family has no financial or personal gain from Payne & Dolan or the Herfel family by supporting the CUP Application 2022-01 by Payne & Dolan. It is simple from our standpoint, which is as follows:

1. By allowing the aggregate to be crushed on-site, does it increase the probability that the quarry will be completed sooner? We believe that answer is yes.
2. Does crushing aggregate on site have any significant health hazards? Our research has led us to believe no.

From past experience, I believe in short-term sacrifice for a long-term gain and feel that if this process expedites the completion of the quarry, we're for it and support the approval.

A completed quarry increases our home value, is beneficial to the natural habitat, and gets us back to enjoying the country living in the Town of Verona that we're accustomed to.

Respectfully,



Benjamin Shortreed

Dreger Property Development

Verona, Wisconsin

May 5, 2022



Location

The property is located on the south side of CTH PD (McKee Road), directly south of the University Ridge Golf Course. The approximately 36.5 acre property is zoned Agriculture Transition (AT-35) within the Town of Verona. The property currently includes a house and farmland with current access to the property from an existing driveway on CTH PD.

Project Description

The property is located in the 2015 North Neighborhood Plan in the Central Planning Area. One of the goals of the plan is to include a variety of housing types and land uses. The proposed development plan includes a combination of various types of rental housing style buildings along with a 1.9 acre commercial outlot located to the west of the main entrance off of CTH PD. While there are not any specific users that have been identified yet for the commercial component of the development, it is anticipated to be marketed towards commercial and service type users.

The main entrance drive of the development will align with the existing access point for University Ridge Golf Course. This main north-south public road from CTH PD would connect to Morningside Boulevard at the south end of the property. The secondary access point will be from Morningside Boulevard to the south via North Main Street (CTH M). In addition, there would be an east-west connection with the Endres property to the east and the Whispering Coves development to the west.

The north end of the development consists of the commercial component along with the residential clubhouse and the three-story multifamily buildings. As you head south the development transitions to two-story townhouse style buildings with the proposed stormwater management ponds anchoring the south end of the site. The stormwater management ponds provide an aesthetic buffer along with an opportunity for passive recreation opportunities that would include benches for seating. This natural transition is ideal as it ties in with the single family homes to the south.

The multifamily component of the development would be an institutional grade, amenity rich development designed with the end user in mind. This caliber of development will appeal to a broad demographic including young professionals, as well as empty nesters looking to downsize but stay within the City of Verona. The development has a true suburban feel with a significant amount of preserved open green space. The plan provides for multiple residential building types including three-story apartment buildings and two-story townhomes. The three-story buildings include underground parking, elevators and common corridors. The two-story buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages. The apartments, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.

The buildings have been arranged in such a way as to create a sense of public realm by framing and defining open spaces, street frontages, and amenities. This layout provides for strong site circulation patterns, open space areas, along with connections through the development.

Parking & Bike Paths

The plan exceeds the requirement of one parking space to be provided in an above or below grade parking structure. The majority of the parking will be provided in either an underground parking garage or attached garages for the townhome style buildings. In addition, there is some surface parking that has been integrated into the overall site design to minimize impact and to be visually concealed by both building placements and landscape screening. The development plan will also include electric vehicle charging stations and bicycle parking for residents to utilize. The plan has the potential to include a bicycle path to be incorporated into the overall development as an amenity to enhance connectivity throughout the neighborhood.

Project Amenities

Careful attention was taken to maximize floor plan efficiency, functionality, and flexibility to provide residents with a great value. Each of the 483 market rate apartment homes (13.5 units/acre) will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, solid surface countertops, stainless steel appliances, balconies/patios, walk-in closets and 9-foot ceilings. Flooring will consist of high-quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All apartments will include energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort. The building layouts and floor plan designs of this development provide a variety of housing options and price points that will cater to a broad demographic group. The two-story stacked flat buildings are designed such that first floor apartments would feature zero entry access to accommodate elderly as well as people with similar disabilities.

In addition to the individual apartment features, the clubhouse has been designed to create an unparalleled resident experience with its resort style pool, 24-hour fitness center with high end cardio equipment and club room with an entertaining style kitchen. A playground for families with young children will be located at the clubhouse along with walking paths that will be featured throughout the site, including connections to the onsite private dog park.

Building Design & Materials

The anticipated exterior finish of the buildings will include time and weather tested materials such as masonry and cement board siding to go along with pitched roofs. A mix of balconies and patios will complement the exterior elevations and contribute to the suburban feel of the community. Examples of other Fiduciary designed developments have been included as examples of what the buildings could look like.

Stormwater Standards

The proposed development is required to follow extraordinary stormwater management requirements as noted in the CARPC resolution from 2016. Utilizing the natural features of the property, all stormwater management will be handled on site. The closed kettle drainage system will promote infiltration to match existing conditions and provide stormwater storage to handle back-to-back 100-year storm events.

Approvals

The property is contiguous to the City of Verona and would be annexed to the City as part of the approval process. Fiduciary plans to pursue a Planned Development District per City ordinance article 8-13. The Planned Development would show how the property would be laid out with respect to roads, paths, stormwater management areas, parkland, building placement, design, and various land uses.

Market Demand

There are a multitude of characteristics that help support the long-term success of a multifamily development including location, community amenities, quality of construction, and overall cost of living. The demand for additional rental housing along with the current overall strength of the local rental market provides Fiduciary an opportunity to bring this “Class A” development to the market.

Fiduciary’s market research indicates pent up demand for new apartment rentals in the City of Verona. Specifically, there is a growing demand for alternatives to single family homes. In recent years, demand, especially from young professionals and empty nesters, has shifted away from home ownership towards multifamily housing. There is a demand for new, market rate apartment homes in Verona from those that are looking to downsize or no longer own a home, but want to stay within the community, as well as from those professionals that work for major employers in the area. This demand is from a demographic group that will spend their money in the community in which they live and is looking for a high quality development to call home. This group wants the community they live in to feel more suburban with an abundance of green space, walkability within the development, abundant amenity package and conveniently located.

About Fiduciary Real Estate Development, Inc.

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily projects. Founded in 1984, FRED’s proven track record of successful investment management has grown the business into one of Wisconsin’s largest real estate companies. The company owns and manages more than 8,000 market rate apartments, with an owned portfolio conservatively valued at over \$1.5 billion.

FRED's mission is to develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork. Visionary leadership, accountability with integrity and camaraderie and passion for people guide the vision of creating communities that are vibrant and enrich residents' lives.

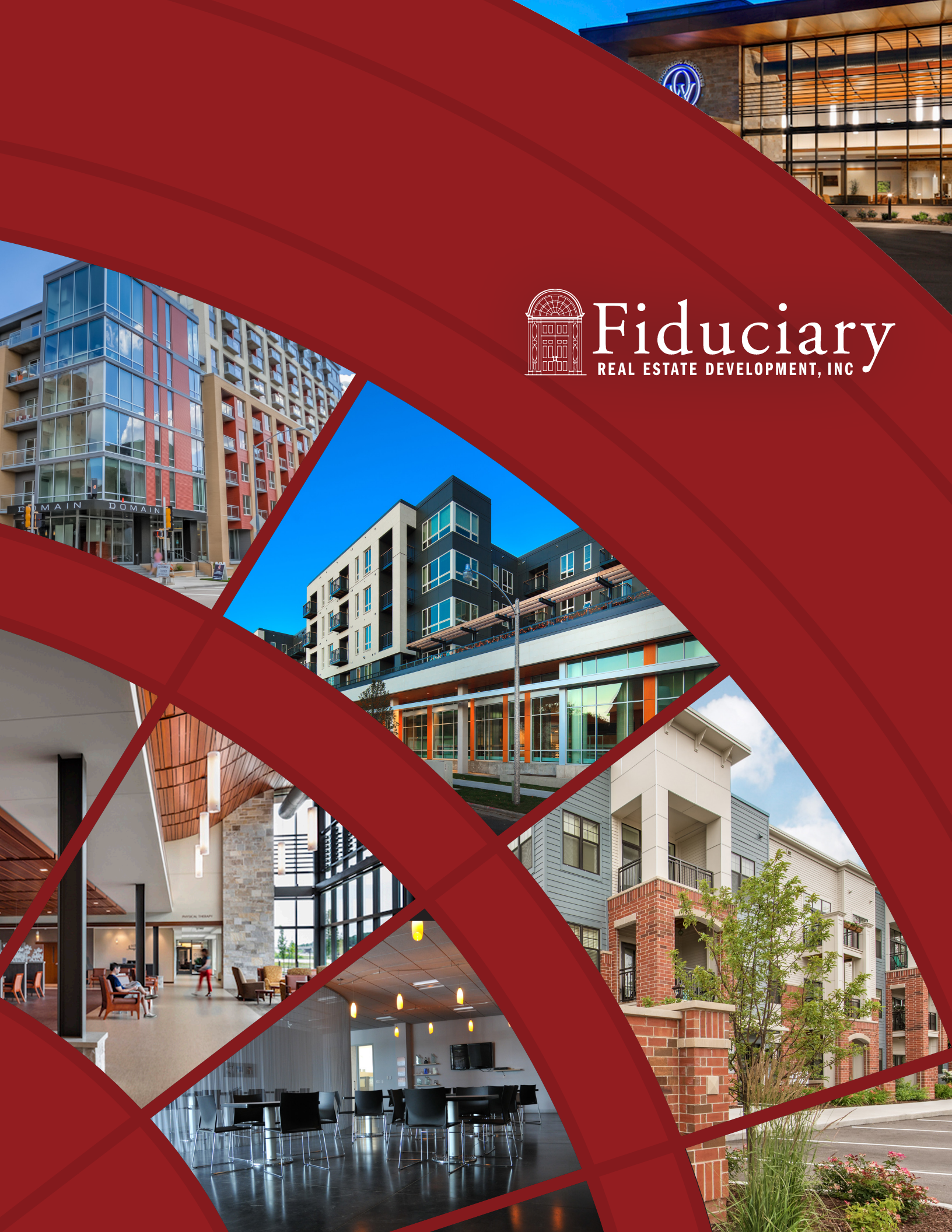
Examples of Other Fiduciary Developments









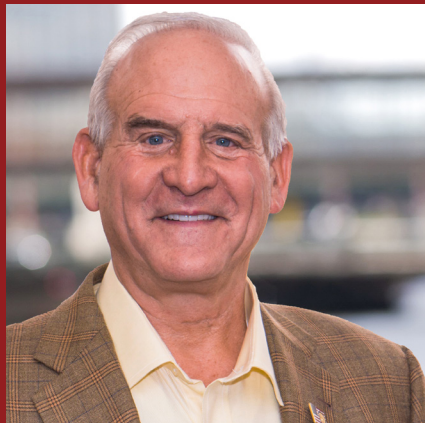


Fiduciary
REAL ESTATE DEVELOPMENT, INC

OUR FOUNDERS



WILLIAM ARPE William (Bill) R. Arpe is Chairman of Fiduciary Real Estate Development, Inc. (FRED). Prior to serving as FRED's Chairman, Bill served as President and CEO between 1984 and 2012. He, along with Ted Kellner, founded FRED in 1984. Since that time, FRED has grown from being an acquirer and property manager of stabilized multifamily apartments, into the fully integrated real estate development and investment management company that it is today.



TED KELLNER Ted Kellner, CFA is the Executive Chairman of Fiduciary Real Estate Development, Inc. (FRED) and one of the founding members of FRED. He is the retired founder and portfolio manager of Fiduciary Management, Inc., an investment management firm established in 1980.



ABOUT US

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily, mixed-use, medical office and industrial projects.

Founded in 1984, FRED's proven track record of successful investment management has grown the business into Wisconsin's largest property management company.

The company owns and manages more than 8,000 market rate apartments throughout the states of Wisconsin, Minnesota and Illinois with an owned portfolio conservatively valued at over \$1 Billion.

In addition, FRED has over 25 years of real estate development and in-house construction experience. The company has developed over 5,500 market rate apartments, 1,000 single-family lots, 600 condominiums and has converted over 1,100 units to condominiums.

OVER 8,000 MARKET RATE APARTMENTS OWNED & MANAGED

OWNED PORTFOLIO VALUED AT OVER \$1 BILLION

OVER 400,000 SQF OF COMMERCIAL REAL ESTATE VALUED AT \$100 MILLION

1,000 SINGLE-FAMILY LOTS & 600 CONDOMINIUMS

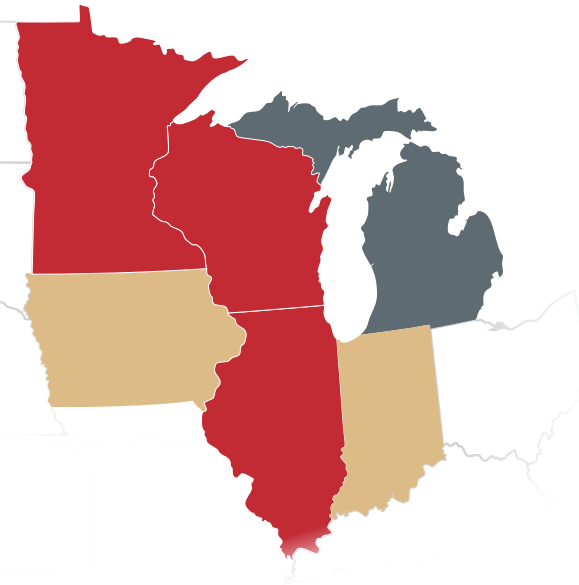
WHAT WE DO

FRED'S REPUTATION AND EXPERTISE CONSISTENTLY ENSURES SUCCESSFUL DEVELOPMENTS FOR SINGLE FAMILY COMMUNITIES, MULTIFAMILY COMMUNITIES AND COMMERCIAL DEVELOPMENT.

Multifamily Communities FRED manages 30+ apartment communities consisting of over 8,000 apartment homes in Wisconsin, Minnesota and Illinois. We are proud of creating, building, and managing our own communities; controlling and designing quality from start to finish.

Commercial Development From a state of the art medical campus to a children's educational facility, we have developed and constructed build to suit industrial and office buildings for our clients. By listening to their needs, we have been able to provide award-winning facilities that accommodate their growing needs.

Single Family Communities Our years of experience help us to acquire key land parcels while skillfully steering the development through government approval processes. Our development team oversees all of the critical stages of development including land acquisition, design planning, approval process, infrastructure improvement, construction, and marketing and sales.



BRETT MILLER Brett is the President and CEO of FRED. He is responsible for the company's vision, mission and strategy as well as building a diversified portfolio of single family, multifamily and commercial real estate.



STEVE BERSELL Steve is the Chief Operating Officer of FRED. He is responsible for risk management, development operations and legal. He has extensive development, brokerage and legal background in Wisconsin and Illinois.



AUSTIN MAUTZ Austin is the Chief Financial Officer of FRED. He is responsible for all finance and accounting for the company, management of investor relations and equity procurement.

EXECUTIVE TEAM



CRAIG RADDATZ Craig is an Executive Vice President at FRED. In his 23 years with FRED, he had been responsible for identifying development opportunities for the company. He has successfully developed residential communities in over a dozen municipalities in the state of Wisconsin.



RYAN SCHULTZ Ryan is an Executive Vice President at FRED and the founder of HSI Properties, LLC. Ryan is responsible for prospecting new development opportunities and sourcing equity financing for the company. As President of HSI Properties, Ryan led nearly \$300MM of overall development in several different commercial property segments including multifamily, healthcare, industrial and retail. Ryan remains the managing member and controlling interest in the HSI limited partnerships.



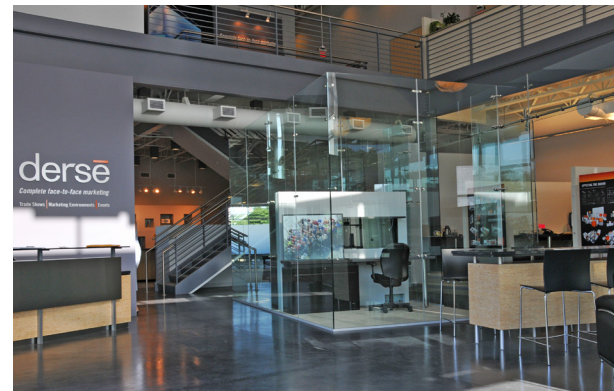
TONY DEROSA Tony is a Vice President and project principal with FRED. Tony is responsible for leading the company's growing development team including all aspects of the firm's development activities, from sourcing opportunities to working closely with lenders, architects and contractors. Over the course of his career, Tony has been involved in more than \$500M of real estate development transactions.

DEVELOPMENT TEAM



PETER TODD Peter is the Vice President of Construction for FRED. Peter has been with the company since 2015 and is charged with leadership of the Construction Division. This includes creation of design/construction standards and processes, understanding market conditions, maintaining development quality standards and employee development/retention.

DEVELOPMENT PROJECTS



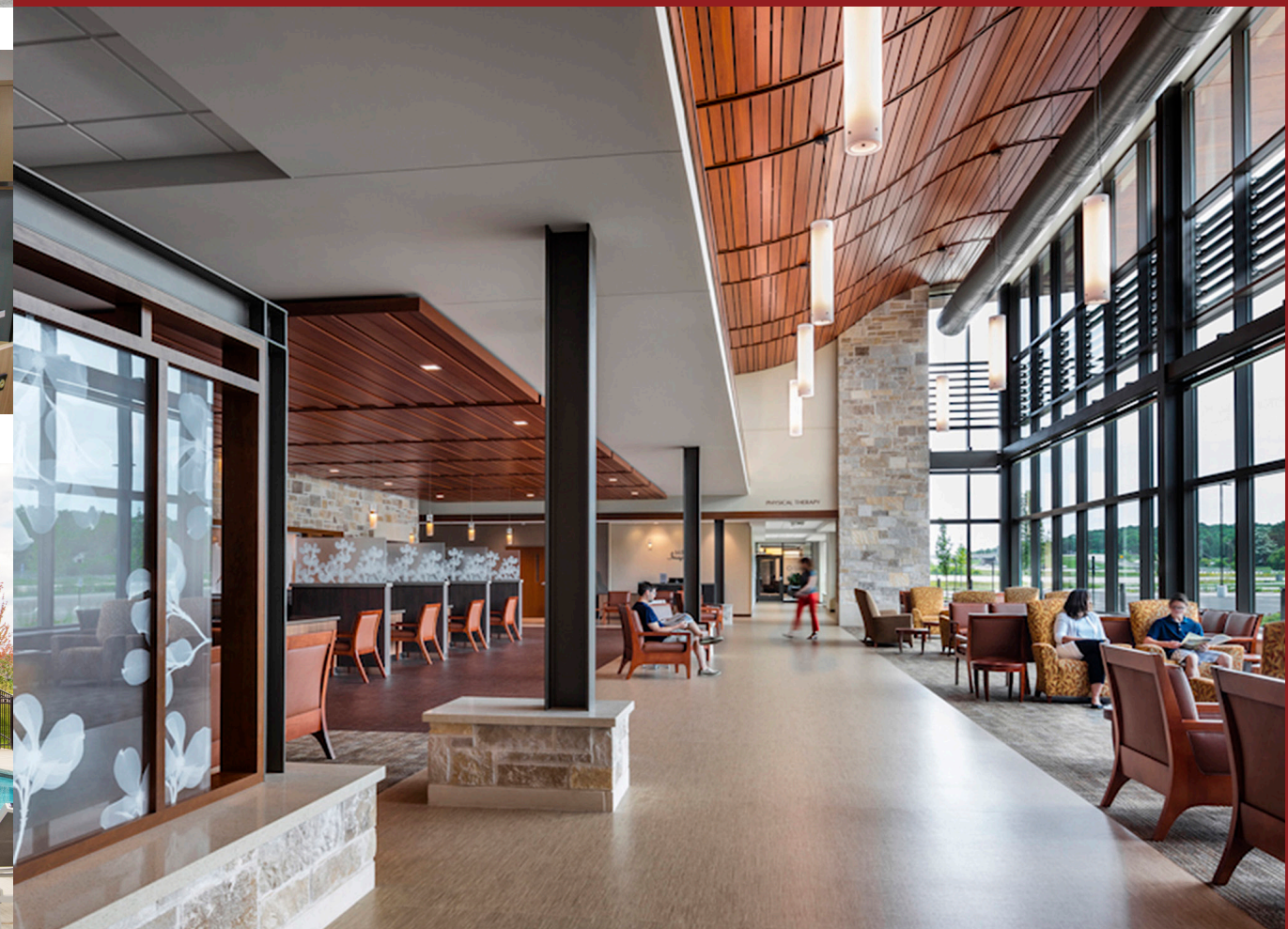
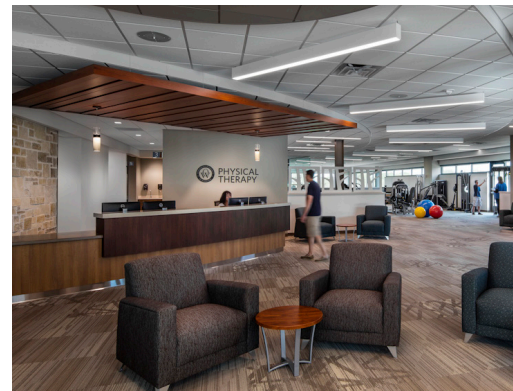
SEASONS MULTIFAMILY COMMUNITIES

SEASONS EMBODIES THE EVOLUTION OF LUXURY

SUBURBAN LIVING by providing an exceptional location blended with high end amenities and finishes tailored to suit our residents' lifestyle. Located in a park like setting, our Seasons locations provide a true suburban feel with the convenience of city life only minutes away. The unparalleled experience of the clubhouse, resort-style pool and 24-hour fitness center contribute to a higher standard of living for our residents.



DEVELOPMENT PROJECTS



FIDUCIARY REAL ESTATE DEVELOPMENT INC

789 N Water St #200

Milwaukee, WI 53202

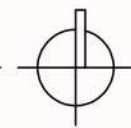
(414) 226-4535

fred-inc.com



NOTE:
 ALL SITE INFORMATION CONTAINED IN THIS CONCEPTUAL SITE PLAN - INCLUDING PROPERTY BOUNDARIES, WETLANDS, FLOOD PLANES, EASEMENTS, ETC.- HAVE BEEN ACQUIRED THROUGH PUBLICLY AVAILABLE INFORMATION. JLA ARCHITECTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. AS THE PROJECT PROGRESSES, OWNER SHALL OBTAIN A CURRENT, COMPLETE, AND ACCURATE SITE SURVEY.

Mc KEE ROAD



DREGER PROPERTY
CONCEPTUAL PROJECT DATA
 April 15, 2022



ALL BUILDINGS

BUILDING NAME	UNIT TYPES						(1) TOTAL UNITS	(1) TOTAL BEDROOMS	(3) RESIDENTIAL NET AREA LEASABLE	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIOS
	STUDIOS	1BR'S	1BR+	2BR	2BR+	3BR									
BEDROOMS	1	1	1	2	2	3									
PHASE 1 (EAST)															
Building 'A1'	3	32	0	15	0	3	53	74	50,860	58,290	87.3%	20,000	49	40	1.68 1.20
Building 'A2'	3	32	0	15	0	3	53	74	50,860	58,290	87.3%	20,000	49	40	1.68 1.20
Building 'A3'	3	32	0	15	0	3	53	74	50,860	58,290	87.3%	20,000	49	40	1.68 1.20
Building 'B1'	15	56	0	21	0	3	95	122	84,070	95,880	87.7%	32,000	85	53	1.45 1.13
Building 'SF1'	0	0	0	8	0	0	8	16	10,060	14,270	70.5%	-	12	8	2.50 1.25
Building 'SF2'	0	0	0	8	0	0	8	16	10,060	14,270	70.5%	-	12	8	2.50 1.25
Building 'SF3'	0	0	0	8	0	0	8	16	10,060	14,270	70.5%	-	12	8	2.50 1.25
Building 'SF4'	0	0	0	8	0	0	8	16	10,060	14,270	70.5%	-	12	8	2.50 1.25
Building 'SF5'	0	0	0	8	0	0	8	16	10,060	14,270	70.5%	-	12	8	2.50 1.25
Building 'T1'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
Building 'T2'	0	0	0	2	2	0	4	8	6,220	7,870	79.0%	-	8	4	3.00 1.50
Building 'T3'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
Building 'T4'	0	0	0	2	2	0	4	8	6,220	7,870	79.0%	-	8	4	3.00 1.50
Building 'T5'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
Building 'T6'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
SUB-TOTAL	24	152	0	142	12	12	342	520	360,510	437,160	82.5%	92,000	388	261	1.90 1.25
%	7.0%	44.4%	0%	41.5%	3.5%	3.5%	100%								
PHASE 2 (WEST)															
Building 'B2'	15	56	0	21	0	3	95	122	84,070	95,880	87.7%	32,000	85	53	1.45 1.13
Building 'SF1'	0	0	0	8	0	0	8	16	10,060	14,270	70.5%	-	12	8	2.50 1.25
Building 'T7'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
Building 'T8'	0	0	0	2	2	0	4	8	6,220	7,870	79.0%	-	8	4	3.00 1.50
Building 'T9'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
Building 'T10'	0	0	0	2	2	0	4	8	6,220	7,870	79.0%	-	8	4	3.00 1.50
Building 'T11'	0	0	0	8	2	0	10	20	15,280	19,830	77.1%	-	20	10	3.00 1.50
SUB-TOTAL	15	56	0	57	10	3	141	214	152,410	185,380	82.2%	32,000	173	99	1.93 1.27
%	10.6%	39.7%	0%	40.4%	7.1%	2.1%	100%								
TOTALS	39	208	0	199	22	15	483	734	512,920	622,540	82.4%	124,000	561	360	1.91 1.25
TOTAL PERCENTAGES	8.1%	43.1%	0%	41.2%	4.6%	3.1%	100%								

1,062 Average N.S.F. per unit
1,289 Average G.S.F. per unit
 (gross areas of above grade levels only)

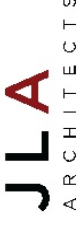
PARKING NOTES:
 PARKING RATIOS DO NOT INCLUDE PARKING ON PROPOSED PUBLIC STREETS.

EAST PARCEL	23.23 Acres	(To centerline of new north/south public street)
APARTMENT UNITS	254 Units	74.3% of 'East Phase' unit types
STACKED FLAT UNITS	40 Units	11.7% of 'East Phase' unit types
TOWNHOME UNITS	48 Units	14.0% of 'East Phase' unit types
TOTAL UNITS	342 Units	
DENSITY	14.72 Units Per Acre	

WEST PARCEL	12.50 Acres	(To centerline of new north/south public street)
APARTMENT UNITS	95 Units	67.4% of 'West Phase' unit types
STACKED FLAT UNITS	8 Units	5.7% of 'West Phase' unit types
TOWNHOME UNITS	38 Units	27.0% of 'West Phase' unit types
TOTAL UNITS	141 Units	
DENSITY	11.28 Units Per Acre	

TOTAL DEVELOPMENT	35.73 Acres	
APARTMENT UNITS	349 Units	72.3% of total unit types
STACKED FLAT UNITS	48 Units	9.9% of total unit types
TOWNHOME UNITS	86 Units	17.8% of total unit types
TOTAL UNITS	483 Units	
DENSITY	13.52 Units Per Acre	

DREGER PROPERTY
 CONCEPTUAL BUILDING DATA
 April 15, 2022



UNIT NAME	STUDIO		1 BEDROOM				2BR				3BR		(1) TOTAL UNITS	(2) TOTAL BEDROOMS	(3) RESIDENTIAL NET AREA LEASABLE	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO	
	A1		B1	B2	B1	B2	D1	D2	D3	D4	F1											
BEDROOMS	1		1	1	1	1	2	2	2	2	3											
AREA (S.F.)	600		795	810	845	845	1,040	1,155	1,255	1,345	1,525											
5	0		0	0	0	0	0	0	0	0	0											
4	0		0	0	0	0	0	0	0	0	0											
3	1		7	0	1	3	1	0	3	1	1											
2	1		7	0	1	3	1	0	3	1	1											
1 ⁽²⁾	1		6	1	0	3	0	1	3	1	1											
LL																						
TOTALS	3		20	1	2	9	2	1	9	3	3			53	74	50,860	58,290	87.3%	20,000	49	40	1.68
PERCENT	5.7%		37.7%	1.9%	3.8%	17.0%	3.8%	1.9%	17.0%	5.7%	5.7%											

960 Average N.S.F. per unit
 1,100 Average G.S.F. per unit
 (gross areas of above grade levels only)

408 Average S.F. per space

DREGER PROPERTY
 CONCEPTUAL BUILDING DATA

April 15, 2022



JLA
 ARCHITECTS

UNIT NAME	STUDIO		1 BEDROOM				2BR				3BR		(1) TOTAL UNITS	(1) TOTAL BEDROOMS	(3) RESIDENTIAL NET AREA LEASABLE	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO	
	A1	B1	B2	B1	B2	D1	D2	D3	D4	F1												
BEDROOMS	1	1	1	1	1	2	2	2	2													
AREA (S.F.)	600	795	810	845	1,040	1,155	1,255	1,345	1,525													
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	5	15	0	1	3	1	2	3	1	1	1	1	1	32	41	28,255	31,960	88.4%				
2	5	15	0	1	3	1	2	3	1	1	1	1	32	41	28,255	31,960	88.4%					
1 (2)	5	14	1	0	3	0	3	3	1	1	1	1	31	40	27,560	31,960	86.2%					
LL																						
TOTALS	15	44	1	2	9	2	7	9	3	3	3	95	122	84,070	95,880	87.7%	32,000	85	53	1.45	1.13	
PERCENT	15.8%	46.3%	1.1%	2.1%	9.5%	2.1%	7.4%	9.5%	3.2%	3.2%	3.2%	58.9%	22.1%									

885 Average N.S.F. per unit
 1,009 Average G.S.F. per unit
 (gross areas of above grade levels only)

376 Average S.F. per space

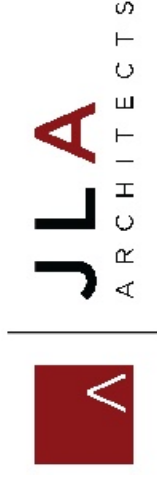
DREGER PROPERTY
CONCEPTUAL BUILDING DATA
 April 15, 2022



UNIT NAME	2BR					(1) TOTAL UNITS	(1) TOTAL BEDROOMS	(3) NET AREA LEASABLE	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO
	D1	D2	D3	D4	D5									
BEDROOMS	2	2	2	2	2	0	0	-	-	-	-	-	-	-
AREA (S.F.)	1,240	1,250	1,250	1,270	1,270	0	0	-	-	-	-	-	-	-
5	0	0	0	0	0	0	0	-	-	-	-	-	-	-
4	0	0	0	0	0	0	0	-	-	-	-	-	-	-
3	0	0	0	0	0	0	0	-	-	-	-	-	-	-
2	2	0	1	0	2	5	10	6,270	6,270	-	-	-	-	-
1 ⁽²⁾	0	1	0	2	0	3	6	3,790	8,000	-	-	-	-	-
LL														
TOTALS	2	1	1	2	2	8	16	10,060	14,270	70.5%	-	12	8	1.25
PERCENT	25.0%	12.5%	12.5%	25.0%	25.0%									
	100.0%													

1,258 Average N.S.F. per unit
 1,784 Average G.S.F. per unit

DREGER PROPERTY
 CONCEPTUAL BUILDING DATA
 April 15, 2022

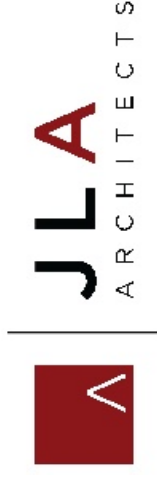


BUILDING TYPE 'T' (4-UNIT)

UNIT NAME	2BR		2BR + DEN		(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	(3) RESIDENTIAL NET AREA LEASABLE	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO	
	D1	E1													
BEDROOMS	2	2			0	0	-	-	-	-	-	-	-	-	
AREA (S.F.)	1,510	1,600			0	0	-	-	-	-	-	-	-	-	
5	0	0			0	0	-	-	-	-	-	-	-	-	
4	0	0			0	0	-	-	-	-	-	-	-	-	
3	0	0			0	0	-	-	-	-	-	-	-	-	
2	0	0			0	0	-	-	-	-	-	-	-	-	
1 ⁽²⁾	2	2			4	8	-	6,220	-	-	-	-	-	-	
LL							-	-	-	-	-	8	4	PER BR	
TOTALS	2	2			4	8	-	6,220	7,870	79.0%	-	8	4	3.00	1.50
PERCENT	50.0%	50.0%													
	50.0%	50.0%													

1,555 Average N.S.F. per unit
 1,968 Average G.S.F. per unit

DREGER PROPERTY
CONCEPTUAL BUILDING DATA
 April 15, 2022



BUILDING TYPE 'T' (10-UNIT)

UNIT NAME	2BR		2BR + DEN		(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	(3) RESIDENTIAL NET AREA LEASABLE	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO
	D1	E1												
BEDROOMS	2	2			0	0	-	-	-	-	-	-	-	-
AREA (S.F.)	1,510	1,600			0	0	-	-	-	-	-	-	-	-
5	0	0			0	0	-	-	-	-	-	-	-	-
4	0	0			0	0	-	-	-	-	-	-	-	-
3	0	0			0	0	-	-	-	-	-	-	-	-
2	0	0			0	0	-	-	-	-	-	-	-	-
1 ⁽²⁾	8	2			10	20	-	15,280	-	-	-	-	-	-
LL							-	-	-	-	-	20	10	
TOTALS	8	2			10	20	-	15,280	19,830	77.1%	-	20	10	3.00
PERCENT	80.0%	20.0%												
	80.0%	20.0%												


1,528 Average N.S.F. per unit
 1,983 Average G.S.F. per unit


**Western Landscape LLC Plan/Details for New Property
(6880 & 6878 County Hwy M., Verona, WI 53593)**

- Remodel and fix up existing house on property and turn it into an office space.
- Fix up current garage of property and use it for equipment storage.
- Tear down existing barn and install a new building in its place. Approximate size will be 100'x40'. See sketch for approximate location of building outlined in red.
- Install a gravel driveway going around the new proposed building. See sketch for approximate location of driveway outlined in red.
- Possible storage bins for materials. This is planned to happen in the next 1 to 3 years. They would be used for mulch, rock, topsoil, etc. Location of these bins is to be determined.

Other Details

- We plan to have around 50 vehicles entering and leaving our shop every day in 2022 and 2023. Most of them will be in the morning and in the evening.
- We will not be selling any materials or products out of our location.
- Approximately 15 to 20 vehicles and trailers will be kept on site overnight and on weekends.
- Our normal business hours of operation are from 7:15am to 5:45pm Monday through Thursday.

 New

 Existing

