

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: September 28, 2020
TIME: Beginning at 8:30 a.m.
PLACE: **Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI**
OR Via Zoom Videoconference

YOU MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

[https://zoom.us/meeting/register/JcvceChpi4iGdK_RYQNFIXX5kKv4bVwstGo](https://zoom.us/join/zoom/register/JcvceChpi4iGdK_RYQNFIXX5kKv4bVwstGo)

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of August 28, September 11 and September 17 Meeting Minutes
7. Communications
8. August Monthly Financial Report for Register of Deeds – Staci Hoffman
9. August Monthly Financial Report for Land Information Office – Matt Zangl
10. September Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Solar Energy Facilities
12. Discussion on Jefferson County Comprehensive Plan Update
13. Discussion and Possible Action on October 15 Public Hearing and October 22 Public Hearing
14. Discussion and Possible Action on October 22 Public Hearing Process
15. Discussion and Possible Action on extending CU2028 until December 31, 2021 for Rock Road Companies, Inc. for mineral extraction W7201 Vickerman Road (PIN 016-0514-3121-000) owned by Charles and Cathy Naber
16. Discussion and Possible Action on a lot line adjustment for an A-3 zoned property near N425 Tamarack Road, PIN 024-0516-3522-004. The proposed lot line adjustment would divide Lot 2 of CSM 3174.
17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 20:

R4265A-20 - Anfang Properties LLC: Create a 3.5-acre Agricultural and Rural Business zone around the building at **W6646 State Road 18** in the Town of Jefferson. This is part of PIN 014-0614-0543-000 (48 Acre) and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4266A-20 – John Steiner/Anita Burns Trust Property: Create a 2.382-acre Agricultural and Rural Business zone off **Old 26 Road** in the Town of Koshkonong from part of PIN 016-0514-1941-000 (15.807 Acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2046-20 – John Steiner/Anita Burns Trust Property: Conditional use to allow a trap shoot/rifle range/gun shop in a proposed A-2 zone off **Old 26 Road** in the Town of Koshkonong on part of PIN 016-0514-1941-000 (15.807 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4267A-20 – Carol Pendleton/Matthew Chambers Property: Rezone 0.69 acre of PIN 008-0715-3534-001 (20.551 Acre) with buildings at **N4955 County Road D** to add it to an adjoining A-3 zoned lot in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4268A-20 – Teresa & Mark Walker: Create a 1-acre building site near **N1985 Rockdale Rd** in the Town of Sumner from part of PIN 028-0513-0724-000 (36.08 Acre). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4269A-20 – Burr Oak Lawns, LLC: Create a 2.05-acre building site on **County Road O** in the Town of Waterloo from part of PIN 030-0813-3113-000 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4270A-20 – Susan Ebbert/Jan Kramer Property: Create a 2.1-acre farm consolidation lot around the home at **N8642 County Road A**, Town of Watertown, from part of PIN 032-0815-1832-000 (30.9 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4271A-20 – Susan Ebbert/Jan Kramer Property: Create a 1.3-acre lot as a consolidation of parcels of record from PIN 032-0815-1832-000 (30.9 Acres) and moving it to PIN 032-0815-1833-000 (35.265 Acres). The site is along **Hilltop Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4272A-20 – Susan Ebbert/Jan Kramer Property: Create a 1-acre wooded building site on **Hilltop Road** in the Town of Watertown from part of PIN 032-0815-1833-000 (35.265 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4273A-20 – Eggert Acres LLC: Create a 3-acre building site on **West Road** from part of PIN 020-0814-2133-000 (40 Acres) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4274A-20 – Eggert Acres LLC: Create a 7.2-acre Natural Resource zone near **West Road** in the Town of Milford from part of PIN 020-0814-2133-000 (40 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2047-20 – Steven & Jackie Prisk: Conditional Use for a home occupation/truck storage and workshop at **N2450 Wenham Road**, Town of Hebron on PIN 010-0515-0521-002 (2.17 Acres) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2048-20 – Michael & Misty Draeger: Conditional Use to allow keeping of dogs as household pets on a non-commercial basis in excess of two per premises at **N8380 Swansea Drive**, Town of Ixonia. The site is on PIN 012-0816-2112-002 (0.619 Acre) and is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2049-20 – Nicholas & Jazmin Crouch: Conditional use to allow for keeping/raising of farm animals in a Residential R-2 zone at **N2731 County Road Z**. The site is part of PIN 026-0616-3614-007 (3 Acres) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

October 9, 8:00 a.m. – Site Inspections Beginning at a Location TBD

October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 22, 7:00 p.m. – Public Hearing at Jefferson County Fair Park

October 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Register of Deeds Aug 2020	Output Measures			YR to Date	Current Yr. Target
	2018	2020	Totals	%	
Program/Service Description					
Documents Recorded	1,218	1,457	1,726	11,800	93%
Vital Records Filed	213	197	234	1,475	69%
Vital Record Copies	1,274	1,220	1,326	10,745	76%
ROD Revenue (Gross Total)	\$ 182,451.57	\$ 197,446.57	\$ 218,342.58	\$1,355,197.67	84%
Transfer Fees	\$ 23,911.80	\$ 27,160.98	\$ 28,891.74	\$ 168,327.60	80%
LIO Fees	\$ 10,353.00	\$ 12,320.00	\$ 14,458.00	\$ 99,096.00	91%
Document Copies	\$ 5,112.22	\$ 3,833.19	\$ 8,889.88	\$ 52,261.20	91%
Laredo	\$ 2,875.75	\$ 3,191.50	\$ 3,254.00	\$ 23,038.75	72%
ROD Revenue to General Fund	\$ 54,889.77	\$ 60,995.57	\$ 71,860.62	\$ 461,016.55	85%
Percentage of Documents eRecorded	52%	62%	69%	67%	67%
Budget Goals Met	Yes	Yes	Yes	Yes	85%
Back Indexed	1,266	1,560	7,744	33,954	170%

Wisconsin Register of Deeds Association:

Documents continue to come in at a steady rate all around the state, this has been a record year so far for recordings.

Register of Deeds Office:

Refinancing has remained high, sales are steady

Counter traffic has increased, more people are requesting their vital records for the Real ID

We continue to back index documents as time allows.

Wisconsin Counties Association Board of Directors:

Nothing new to report this month

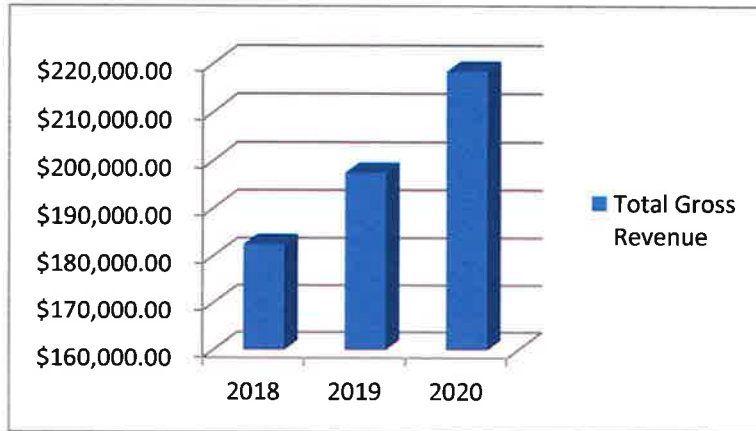
Wisconsin Public Records Board:

Nothing new to report this month

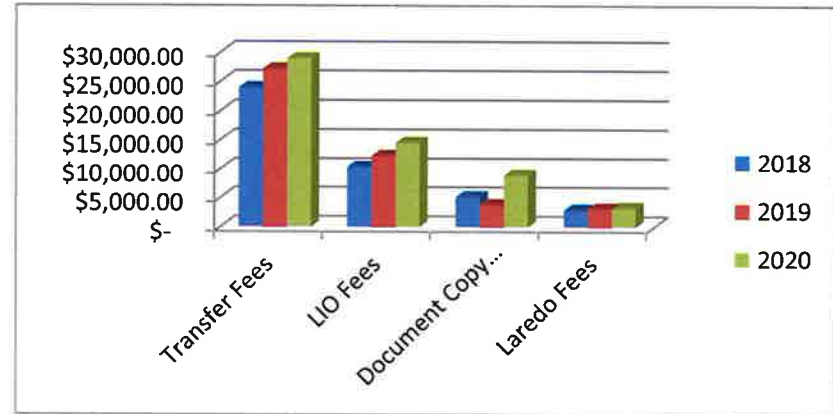
Register of Deeds Monthly Budget Report

Aug-20

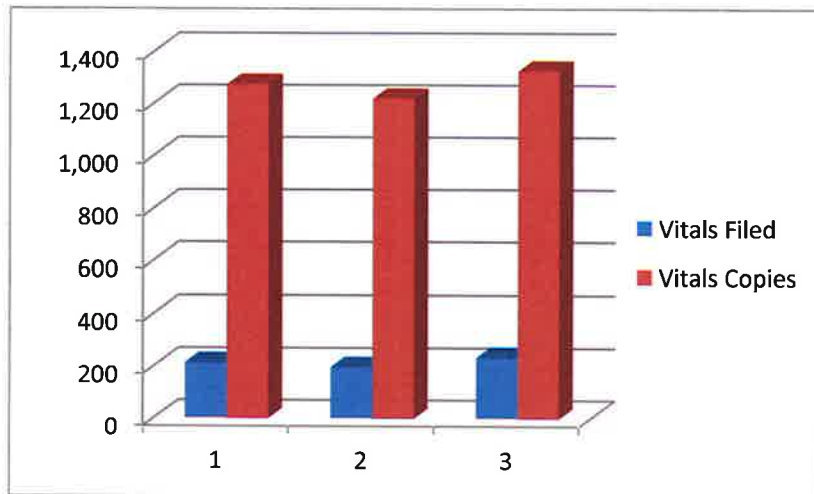
ROD Total Gross Revenues



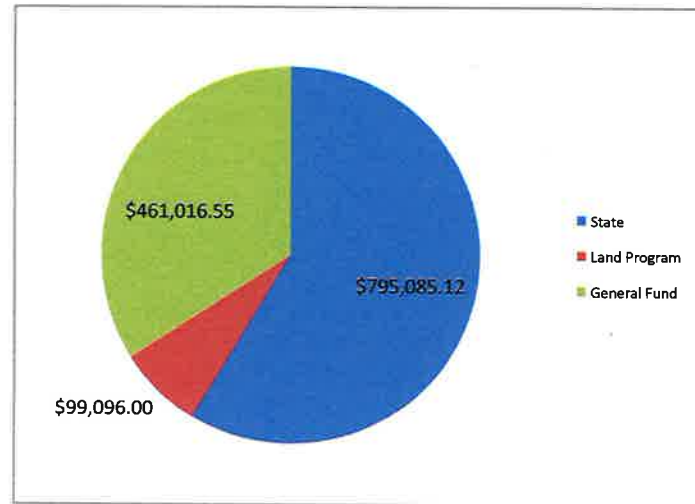
Land Related Revenue



Vital Records

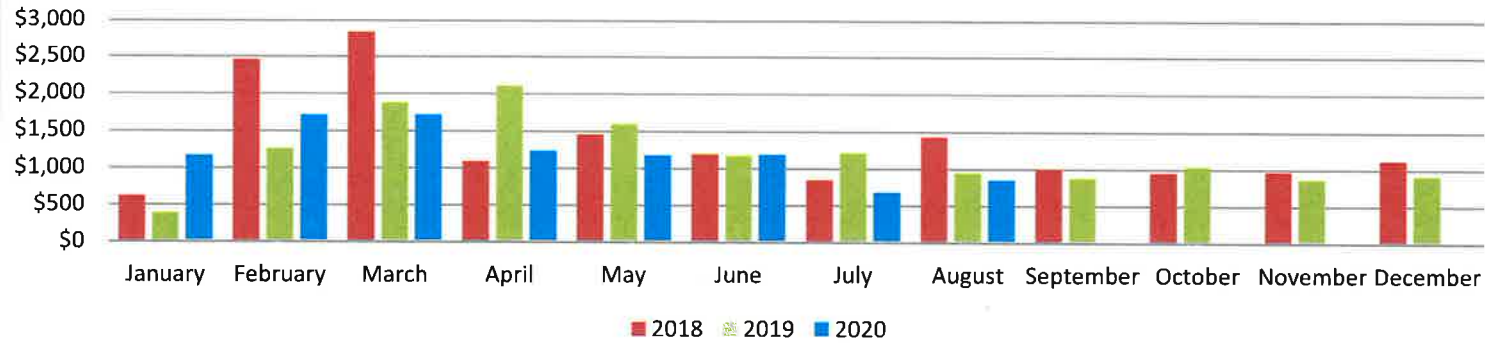


Year to Date Revenue Payout



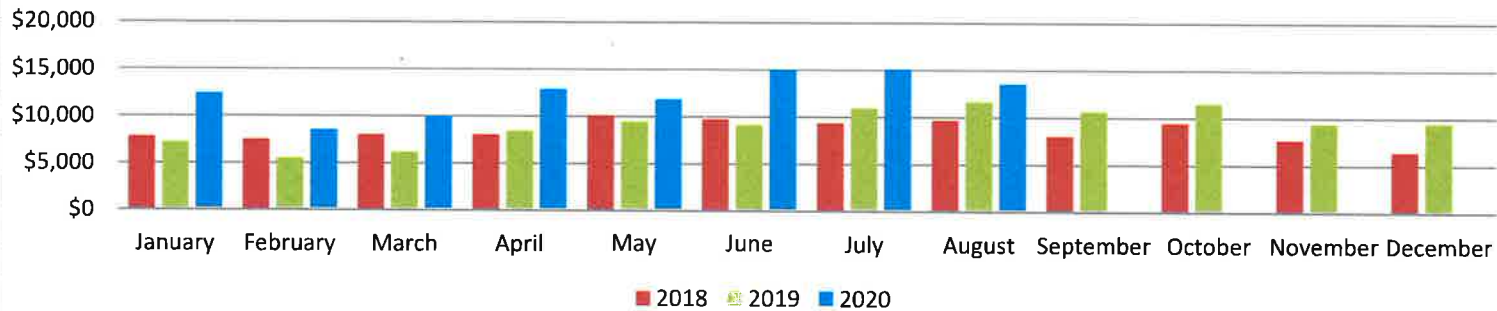
Land Information Monthly Revenue Report April 2020

Land Information Office Remote Access and Map Sales



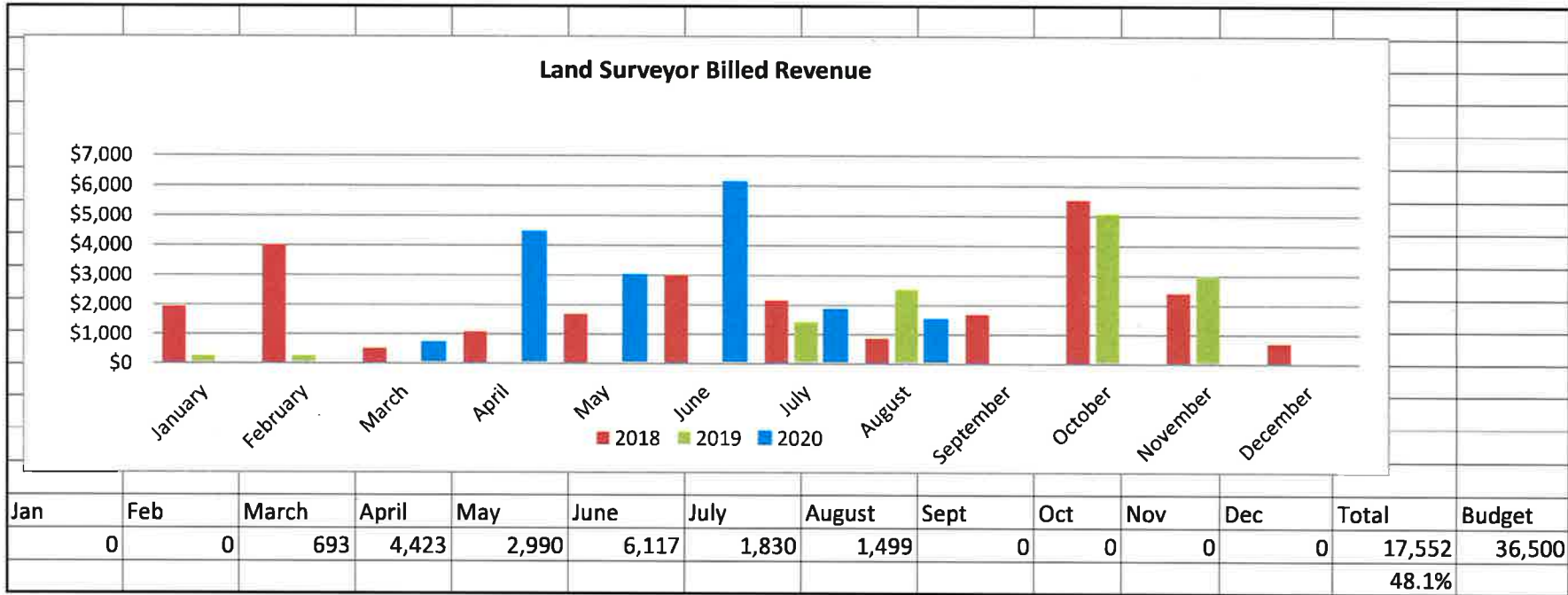
Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
	1,165	1,708	1,714	1,231	1,172	1,185	678	849	0	0	0	9,702	15,100
												64.3%	

Land Information Program Retained Fee Revenue



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
	12,384	8,504	9,888	10,166	11,817	14,904	15,040	13,496	0	0	0	96,199	112,000
												85.9%	

Land Information Monthly Revenue Report April 2020



Jefferson County Planning and Zoning Department
Monthly Ledger Report
09-25-2020

	RF	WFG	OP	PPC	MC	PSS (STF	FQAS	FAA	FPPC	SREWF	ZOF	Refunds	2020 Totals	2019 Total
MTH	1.239022	7102.421001	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002			
Jan	390.00		7,989.50	701.16		2,475.00	350.00						250.00	11,905.66	8,573.54
Feb	420.00		6,615.00	89.44		3,400.00	100.00							10,624.44	9,783.50
Mar	540.00		9,790.00			2,950.00	550.00						450.00	13,830.00	11,863.86
Apr	900.00		11,650.00	80.50		7,700.00	1,150.00							21,480.50	26,757.25
May	750.00		15,370.00	7.09		5,275.00	900.00							22,302.09	24,015.00
June	690.00		17,315.00			7,475.00	1,600.00						110.00	27,080.00	27,852.15
July	780.00		16,215.00	3.54		8,025.00	1,350.00						130.00	26,373.54	21,365.59
Aug	870.00		11,305.00	7.08		6,750.00	1,550.00							20,482.08	31,930.15
Sept	570.00		8,560.00	81.00		4,725.00	250.00							14,186.00	25,145.00
Oct															19,351.65
Nov															14,964.00
Dec															13,217.00
Total	5,910.00		104,809.50	969.81		48,775.00	7,800.00						940.00	168,264.31	234,818.69

2019 Actual Zoning Deposit:\$235,168.69

2020 Budget Revenues: \$223,000.00

2020 Deposits YTD:\$168,264.31

Matt Zangl

From: Ryan Spies <rspies@rockroads.com>
Sent: Thursday, September 10, 2020 2:30 PM
To: Matt Zangl
Cc: Sean Kennedy; Mike Marquette
Subject: Naber Land & Cattle CUP Expansion
Attachments: BRN3C2AF46F23BB_011041.pdf

This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS

Matt, we went into Jefferson County this winter (February 2020) to have our CUP extended. We had a number of WisDot Projects that extended into the Fall of 2020. We are in that same position this year going into 2021. We extended our lease with Naber Land & Cattle until December 31, 2021 in order to remove all remaining sand and gravel stockpiles. Since many of these WisDot Projects are 2 to 3 year projects, we need the pit to remain open until all the sold aggregate can be removed from site and taken to the various WisDot Projects. I was hoping we could extend the CUP until December 31, 2021 without going through the entire public hearing process. I don't know if your ordinances allow for such a thing or not.

If not, I will submit another application to extend the CUP until December 31, 2021. What would be the application fee? Who would the check be issued to? We are asking to conduct the same operations that have been taken place for over 10 years at this location. There will be no new aggregate removed from the property unless it is already sold and can be removed prior to December 31, 2021. All stockpiles will be removed in the Fall of 2021 and topsoil will be redistributed in between October 2021 and November 2021. There may be a few months in 2022 that are needed to finish up the vegetation. The use of this property after the reclamation plan has been implement, will be agricultural, mostly grazing for their cattle. I will drop off this application if you decide the entire CUP process is needed.

Thanks for you help and guidance in this matter.



Ryan Spies, Director of Risk Management
Rock Road Companies, Inc.
301 W B-R Townline Rd | Janesville, WI 53546
PO Box 1818 | Janesville, WI 53547-1818
P 608.752.8944 | C 608.289.3281 | F 608.365.8146
rspies@rockroads.com | www.rockroads.com

PETITION FEES FOR PUBLIC HEARING

CONDITIONAL USE & VARIANCE PETITION FEES

\$ 250.00

REZONING PETITION FEE

\$300.00

ADMINISTRATIVE DATCP REPORTING FEE FOR REZONING OUT OF A-1 (Non-refundable, paid at time of application)

\$100.00

REAPPLICATION FEE

\$ 100.00

APPEAL FEE

\$ 250.00

PLANS/ORDINANCES

JEFFERSON COUNTY AGRICULTURAL PRESERVATION & LANDUSE PLAN	\$ 40.00
Disc Format (Includes Shipping)	\$ 5.00
JEFFERSON COUNTY ZONING ORDINANCE	\$ 30.00
JEFFERSON COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE	\$ 5.00
JEFFERSON COUNTY FLOODPLAIN ORDINANCE	\$ 12.00
JEFFERSON COUNTY LAND DIVISION/SUBDIVISION ORDINANCE	\$ 9.00
(Mailing fees to be added to the above as appropriate)	

FARMLAND CERTIFICATES

CERTIFICATE PROCESSION	\$20.00
COPY OF DUPLICATE CERTIFICATE	\$2.00
PROCESS PARCEL LIST FFP AGREEMENT	\$20.00
PROCESS PARCEL LIST FOR FC-A	\$20.00

OTHER FEES AS ADOPTED BY COUNTY BOARD RESOLUTION NO. 93-94, REVISED RESOLUTION 2001-78, APPROVED ON 12/11/01

COMPUTER REPORTS (CUSTOM)	
Sale & other single spaced reports per page	\$ 0.50
SPECIAL COMPUTER REPORTS	
Minimum fee	\$ 5.00
CUSTOM EXTENSIVE SEARCHES OR CLERICAL SERVICES	\$40 per hour

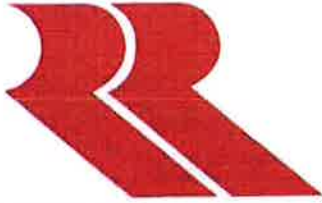
NOTE: A PHOTOCOPYING FEE OF \$0.25 PER PAGE WILL BE CHARGED PER COUNTY BOARD RESOLUTION

Jefferson County Planning and Zoning Department

311 S. Center Ave., Jefferson, WI 53549
Phone 920-674-7130; FAX 920-674-7525
www.jeffersoncountywi.gov

TOWNSHIP BUILDING INSPECTORS

VALAAN – Greg Noll 920-675-9062
COLD SPRING – Greg Noll 920-675-9062
CONCORD – Thomas Marks 262-490-0513
FARMINGTON – Greg Noll 920-675-9062
HEBRON – Greg Noll 920-675-9062
IXONIA – Archie Stigney 920-261-2966
JEFFERSON – Greg Noll 920-675-9062
KOSHKONONG – Greg Noll 920-675-9062
LAKE MILLS – Dean Eppler 1-800-422-5220
NEW FORD – Mike Sindorf 262-490-4141
OAKLAND – Greg Noll 920-675-9062
PALMYRA - Thomas Marks 262-490-0513
SULLIVAN – Greg Noll 920-675-9062
SUMNER – Dave Geraths 608-697-7776
WATERLOO – Dean Eppler 800-422-5220 or 608-576-6370
WATERTOWN – John Moosreiner 262-490-0277
Check with local building inspector for all applicable permits required in your township.



ROCK ROAD COMPANIES, INC.
SINCE 1913

301 W B-R Townline Rd | PO Box 1818
Janesville, WI 53547-1818
P 608.752.8944 | F 608.365.8146
www.rockroads.com

September 10, 2020

Jefferson County Land Use & Zoning
Attn: Matt Zangle, Zoning Director
311 S. Center Avenue
Courthouse Room# 201
Jefferson, WI 53549

Attn: Jefferson County Zoning

RE: Conditional Use Permit Extension Application for Naber Land and Cattle

Mr. Zangle:

Rock Road Companies, Inc. would like to extend our conditional use permit for Naber Land and Cattle on Parcel# 016-0514-3121-000, made up of 45 acres, W7201 Vickerman Road, Town of Koshkonong, WI Jefferson County. In doing so, we realize we need to apply for a new Conditional Use Permit.

The site is made up an existing gravel pit that is approximately 45 acres with an approved conditional use permit for an asphalt plant, concrete plant, and crushing of sand/gravel/concrete/asphalt. This parcel has an approved reclamation plan and permit issued by Jefferson County. There is two outbuilding that are abandoned. This property is currently zoned agricultural.

Rock Road Companies, Inc. will be using the site to produce aggregate, asphalt, and concrete for WisDot Projects and Municipal Projects. We are proposing to extend our existing conditional use permit until December 31, 2021. The current conditional use permit provided by Jefferson County Zoning & Land Use Department expires on **April 27, 2021**. This will allow Rock Roads to crush existing concrete onsite and sell the remaining sand and gravel currently in stockpiles. There would be no new mining except for materials that have been already been sold or is in the process of being sold. We understand all material would need to be removed by December 31, 2021.

APPLICATION FOR CONDITIONAL USE PERMIT CU

TO: JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
A CONDITIONAL USE PERMIT, AS AUTHORIZED BY SECTION _____, JEFFERSON COUNTY ZONING
ORDINANCE, IS HEREBY REQUESTED FOR THE FOLLOWING USE:

PROPERTY OWNER

Name **Charles and Cathy Naber** Address **W6919 Grogan Road, Fort Akinson, WI 53538**
Street City St. Zip
Phone Number **(920) 650-0829** E-Mail Address **ftmoo@yahoo.com**

PROPERTY DESCRIPTION

Tax Parcel/
PIN Number **016-0514-3121-000** Property Address **W7201 Vickerman Road**
Subdivision **N/A** Lot **N/A** Block **N/A** CSM # **N/A** Vol. **N/A** Page **N/A**
Parcel Size **45 Acres** Zoning District **A-1**
Present Use **Mining/Pasture/Agricultural** Proposed Use **Mining**

PLEASE ATTACH THE FOLLOWING WITH YOUR COMPLETED APPLICATION FORM. Failure to submit a completed application that includes the below-mentioned items could delay scheduling your request for the next public hearing. All pages including plot plan to be no larger than 11"x 17".

1. Plot plan
2. Reasons for application
3. Explanation of type of use proposed
4. Explanation of proposed operation
5. Structures needed (new and/or existing)
6. Explanation of any needed land modifications
7. Town Board decision
8. Other pertinent information such as signs proposed, parking areas, hours of operation, etc.

NONREFUNDABLE HEARING FEE OF \$250 MUST ACCOMPANY PETITION. SUBMIT COMPLETE APPLICATION AND FEE TO JEFFERSON COUNTY ZONING DEPARTMENT, COURTHOUSE ROOM 201, 311 S. CENTER AVE., JEFFERSON, WI 53549

PETITIONERS/OWNERS UNDERSTAND THAT NOTICE OF PUBLIC HEARING WILL BE SENT TO THEM, TO TOWNSHIP OFFICIALS, COUNTY BOARD SUPERVISOR FOR THE AREA OF THE PROPOSED CONDITIONAL USE, AND PROPERTY OWNERS ACCORDING TO SEC. 11.15 OF THE ZONING ORDINANCE.

AS PETITIONER/OWNER, I UNDERSTAND THAT I MUST CONTACT TOWNSHIP OFFICIALS AND ATTEND A TOWN BOARD/TOWN PLAN COMMISSION MEETING ON THIS MATTER PRIOR TO THE COUNTY'S PUBLIC HEARING; I UNDERSTAND THAT I MUST ALSO ATTEND THE COUNTY'S PUBLIC HEARING OR SEND AN AGENT TO REPRESENT ME.

(Signature of **OWNER**) _____ (Date) _____
W6919 Grogan Road, Fort Akinson, WI 53538
(Address, if Different From Above)

(Signature of **PETITIONER**) _____ (Date) _____
PO Box 1818, Janesville, WI 53547
(Address, if Different From Above)

County Board Supervisor _____
Extraterritorial _____
Mailed to Town _____

We have included with this application letter the required Jefferson County Zoning & Land Use Conditional Use Application Form (proposing to operate in a manner consistent with the current conditional use permit), Site Maps, Reclamation Permit and Bonding Information, Vickerman Road Maintenance Agreement, and the current Storm Water Non-Metallic Permit issued by WI DNR.

It makes good economic sense to use the site to produce aggregate, concrete, and asphalt since the site is already being used for this purpose. There is one township roads being used, and Rock Roads has bonded the entire road from the pit entrance to STH 26. This site enhances the safety on Jefferson County Projects by reducing the number of trucks traveling on the road and eliminating the need of having large trucks traveling long distances to provide aggregate, cement, and asphalt for WisDot and Municipal projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Spies", written over a light blue horizontal line.

Ryan Spies, Director of Risk Management
Rock Road Companies, Inc.

**ROCK ROAD COMPANIES, INC.
AND
NABER LAND AND CATTLE**

**REQUEST FOR CONDITIONAL USE PERMIT
EXTENSION UNTIL 12/31/2021
TOWN OF KOSHKONONG
(JEFFERSON COUNTY)**

SUBJECT PROPERTY

Naber Land and Cattle and Rock Road Companies, Inc. respectfully request a Conditional Use Permit extension until 12/31/2021. The following is a brief description of the proposed boundaries of this parcel:

A 45 acre parcel described as NE ¼ , NW ¼, also BEG NE/C NWFRL ¼ , NWFRL ¼, S466.62 FT, W466.62 FT, N466.62 FT, E TO POB, Section 31, T5, R14, Town of Koshkonong, Jefferson County, Wisconsin.

For exact location, see Site Plan Attached.

PROPOSED OPERATION

The proposed operations will continue as it has since 2010. ***There will be no topsoil or clay removed from this site, all topsoil and clay will be stored in the berms and used for restoration of this pit.*** The existing topography is a high ridge starting in the northeast corner and extending into the middle of the parcel which is difficult to farm. The proposal would reduce this ridge and increase the lower land which could be used more productively for farming and future developments. The existing topography shows an elevation range of 824 and increasing to an elevation of 890 at the peak of the ridge. Our mining operations will range from 10 to 50 feet depending on the existing topography and relation to where the mineable materials are found. There will be no extraction activities below 840 on this parcel. The estimated depth of ground water is at an elevation of 755. The proposed area of operation will be 40 plus or minus acres. After the stripping, site preparation will begin on the setting of a crushing spread as shown on site plan. (Attached) An 8-foot earth berm will be created approximately 15 feet off the property line to screen our operations from the public. (Review typical in restoration plan) The production of sand and gravel will commence as soon as the Conditional Use Permit is approved. As the material is produced, it will be stockpiled for future use on Jefferson County Highway Department work or other State Highway Projects if we are low bidder. If we are awarded a State, County, or Municipal Project, we would like the ability to place a Concrete Plant, Wash Plant, and/or Asphalt Plant on this property to complete the awarded project. ***These plants would be onsite for a short term basis specifically for the awarded project then removed upon completion of the project. The proposed location of these plants has been included on the site plan.*** Rock Road Companies, Inc. will conduct quarterly site inspections to ensure all conditions of the CUP are in compliance.

Upon completion of this Conditional Use Permit, the site will be restored according to the restoration plan attached to this application by December 31, 2021. R.H. Batterman Co., Inc. has been hired to produce a restoration/reclamation plan to meet all local, state, and federal requirements. All excess materials will be removed for site, all internal roads and access point onto Vickerman Road will be removed, and the site will return to its current use of pasturing cattle and growing crops.

DESCRIPTION OF OPERATIONS AND EQUIPMENT

The property for the past 10 years has been used for mining and production of concrete. The proposed operations is crushing and screening to make concrete aggregate, blacktop aggregate and road gravel with the ability to bring in a concrete plant, wash plant, and/or asphalt plant on a temporary basis to complete an awarded municipal, county, or state project. The machinery used in the processing of material listed above is as follows:

Crushing and Screening Plant

This piece of machinery is used to crush various types of products:

A. Sand and Gravel

This is material mined from the Naber property. The material is crushed and screened to meet specifications for concrete aggregate, asphalt aggregate and road gravel.

B. Recycled Asphalt

This product is old asphalt salvaged from various projects around the county. The material is crushed for asphalt aggregates. By reusing this material, it saves new aggregate, oil and landfill space.

C. Recycled Concrete

This product is old concrete salvaged from various projects around the county. The material is crushed for road gravel and reused. By reusing this material, it saves new aggregate and landfill space.

The crushing plant will be set up near the existing open face on the northeast portion of the parcel. (See Attached Site Plan)

Temporary Wash Plant

The wash plant would be used to wash and screen material that has been manufactured through the crushing operation. The crushed material is hauled to the wash plant by trucks. The material is then processed for use in concrete and asphalt. Water is obtained from a pond. The excess material that is washed out through this process is filtered out of the water with the use of settling ponds with clean water returning to the original pond. The silt that is left in the settling ponds is removed and sold to landfills for lining material. Review site plan for the wash plants temporary location.

Temporary Concrete Plant

The concrete plant would be used to produce concrete for a specific county or state project. This plant would be removed when the specific project is completed. The operation consist of taking sand and washed stone of different sizes and blending them with fly ash, cement mix, water, and air to produce concrete. The concrete is loaded out from a plant silo and delivered to various jobs with concrete trucks. Review site plan for the concrete plants temporary location.

Temporary Asphalt Plant

The asphalt plant would be used to produce asphalt for a specific county or state project. This plant would be removed when the specific project was complete. The operation consist of crushing the sand and gravel aggregates to meet certain size requirements and blending these aggregates with liquid asphalt cement to produce what is commonly called blacktop. This material would be placed on county or state roads in Jefferson and Rock County. Review site plan for the asphalt plants temporary location.

Other Necessary Equipment

Endloader(s), Skid Steer, Dozer (when necessary), Scraper (when necessary), and Trucks (water trucks to control fugitive dust and dump trucks to deliver finished materials to job site)

The following addresses the Standards for Evaluating Conditional Uses described in Section 11.05 (C) of the Jefferson County Zoning Ordinance.

THE AFFECT OF PROPOSED OPERATION ON EXISTING ROADS AND TRAFFIC MOVEMENT IN TERMS OF ADEQUACY, SAFETY AND EFFICIENCY.

Rock Road Companies, Inc. will bond Vickerman Road from the parcel entrance extending west to Hwy 26. This will provide financial assurance to the township. Visibility from the existing entrance poses no problem. Rock Road has eliminated old entrance driveway and now uses existing driveway near house/building to access the pit area. It is a relatively flat grade on each side of the entrance.

THE AFFECT OF THE PROPOSED OPERATION ON DRAINAGE AND WATER SUPPLY.

Rock Road's operations do not affect drainage from adjacent properties. Drainage on site is handled by positive flow to siltation ponds in accordance with the State of Wisconsin Storm Water Runoff Plan. Drainage after closure as shown on the closure plan is to the west as it was before operations began.

Water is used in the production of materials for our operations and it is obtained from a pond and an existing well. The water from the wash plant is wasted into siltation ponds and then recycled and reused. The water for the concrete plant is trucked out in the finished product. Usage of water varies. There is no constant or continuous drain on this well. All water uses and handling are monitored by the Department of Natural Resources.

THE POSSIBILITY OF SOIL EROSION AS A RESULT OF THE OPERATION.

During the entire history of our business, we have not had any problems with soil erosion. In the areas where soil erosion would occur, we use berms, siltation ponds and silt fence. Shown on our closure plan is our erosion control plan.

THE DEGREE AND EFFECT OF DUST AND NOISE AS A RESULT OF THE OPERATIONS.

Dust control is maintained by watering the main ingress and egress haul roads to the pit and production areas. A tracking pad will be installed at the new entrance onto Vickerman Road to prevent tracking of road materials. Dust from crushing operations is controlled by the application of water at points where dust may become airborne. All equipment is maintained with manufacturer's original or recommended replacement mufflers. Noise is minimized for this type of operation.

THE PRACTICAL POSSIBILITY OF RESTORATION OF THE SITE

As shown on the restoration plan, the operation will remove a high ridge through the middle of the parcel which will increase productivity for farming. The property is being mined at the finished elevation as shown on the restoration plan. Rock Road Companies, Inc. will build slopes to meet existing elevations throughout the closure of this property. These slopes will meet all Town of Koshkonong and Jefferson County guidelines. Rock Road Companies, Inc. will comply with the provisions of our reclamation plan as well as the statewide nonmetallic mining reclamation standards established in ss. NR 135.05 through NR 135.15, Wis. Adm. Code. This site will be closed by December 31, 2021. There may be some seeding needed in the spring of 2022.

THE EFFECT OF THE PROPOSED OPERATION ON THE BEAUTY, CHARACTER, TAX BASE LAND VALUE AND LAND USES IN THE AREA.

The land when closed will have the same natural beauty and character as the lower property that borders each side of this high ridge. All slopes will be top soiled and seeded with appropriate grass. The entire area will be reclaimed for future farming needs. The entire 40 acres parcel should be able to produce crops instead of the 20 acres that produce with the existing topography.

THE MOST SUITABLE LAND USE FOR THE AREA.

Mining of sand and gravel has taken place at this site in the past. The final closure plan shows that finished contours will match the existing land to the east and west. The existing terrain is not conducive to development or growing crops. After extraction, this land will be the same elevation as the property fronting Vickerman Road and will be more suitable for farming.

11.05 (C) Mineral Extraction and Processing

GENERAL REQUIREMENTS

EXCAVATING AND OTHER OPERATIONS AND ACTIVITIES PRODUCING NOISE, SMOKE, OR DUST SHALL NOT TAKE PLACE WITHIN THREE HUNDRED (300) FEET OF A RESIDENCE, OR WITHIN FIVE HUNDRED (500) FEET OF A SCHOOL OR INSTITUTION

Charles and Cathy Naber own all adjoining properties to this parcel; there is no residence within 300 feet of our proposed operations. There are no schools or institutions in this area.

NO EXCAVATION SHALL TAKE PLACE WITHIN FIFTY (50) FEET OF A LOT LINE

There will be no excavation within 50 feet of the property line as shown on our site plan map.

SCREENING IN ACCORDANCE WITH 11.07 (C) SHALL BE REQUIRED

The stripped soils will be separated in stock piles, the overburden will be stripped and used as the base of the berm, the top soil will be used to top dress the berms. The top soil and the subsoil will be used in the final restoration. The berms will be constructed 8 feet in height with a depression that will serve as a sediment trap at the base of the berm. They will be constructed approximately 15 feet off the property line. The berms will be seeded approximately 7 days after they are constructed. The berms will be seeded at a rate of 7 pounds per 1,000 square feet of #20 Wis DOT Specification seed mixture. As our long range plan is to return this site to agriculture, the relatively flat or gently sloping areas will be returned to either row crops, such as corn and soybeans or alfalfa. Therefore seeding of the floor will be unnecessary. The berms will be inspected and repaired according to needs of the site.

SETBACKS ADJACENT TO PUBLIC STREETS

No part of the operation other than access roads shall be located closer than 50 feet from the property line or Public Street.

THE ASPHALT PLANT, CONCRETE, PLANT, AND WASH PLANT MAY BE PERMITTED AS AN ACCESSORY USE UNDER THIS CONDITIONAL USE PERMIT

Rock Road will only have an asphalt plant, concrete plant, and/or wash plant on site for a temporary basis to complete a specific job; they would be removed when the project was completed.

HOURS OF OPERATION SHALL NOT BEGIN BEFORE THE HOUR OF 6:30 A.M. AND SHALL NOT CONTINUE AFTER THE HOUR OF 7:30 P.M. AND NO OPERATION SHALL TAKE PLACE ON SUNDAYS OR LEGAL HOLIDAYS

Rock Roads is requesting operation hours from 6:30 a.m. until 7:30 p.m.

PROPERTY OWNERS WITHIN 500 FEET OF PROPOSED PROPERTY LINE

There are no neighbors within 500 feet of the proposed project. All adjoining property is owned by the applicant, Charles and Cathy Naber.

IN ORDER TO INSURE THAT THE AREA OF OPERATION SHALL BE RESTORED TO A CONDITION OF PRACTICAL USEFULNESS AND REASONABLE PHYSICAL ATTRACTIVENESS, THE OWNER OR OPERATOR SHALL, PRIOR TO THE ISSUANCE OF THE CONDITIONAL USE PERMIT, HAVE AN APPROVED RECLAMATION PLAN ISSUED BY JEFFERSON COUNTY'S LAND CONSERVATION DEPARTMENT

AN AGREEMENT WITH THE TOWN WHEREBY THE APPLICANT CONTRACTS TO RESTORE THE PREMISES TO A CONDITION AND WITHIN A TIME SATISFACTORY TO THE TOWN BOARD.

When mining is complete and when Rock Road ceases operation on the property for good, final closure would be December 31, 2021.

A PHYSICAL RESTORATION PLAN SHOWING THE PROPOSED CONTOURS AFTER RESTORATION AND THE METHOD BY WHICH SUCH RESTORATION, PLANTINGS AND OTHER SPECIAL FEATURES IS TO BE ACCOMPLISHED.

Rock Road has included in its request for a conditional use permit, a restoration plan showing how this will be accomplished. This restoration plan has been completed by R.H. Batterman, Engineering, Inc. and approved by Jefferson County.

A BOND, WRITTEN BY A LICENSED SURETY COMPANY, A CERTIFIED CHECK OR OTHER FINANCIAL GUARANTEE SATISFACTORY TO JEFFERSON COUNTY LAND CONSERVATION DEPARTMENT IN AN AMOUNT SUFFICIENT IN THE OPINION OF THE COUNTY TO SECURE THE PERFORMANCE OF THE AGREEMENT.

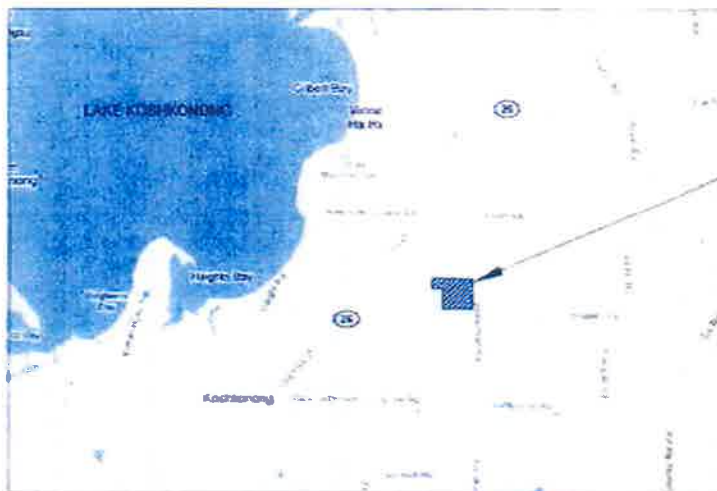
To ensure the Town of Koshkonong and Jefferson County that this site would be closed properly, Rock Road has submitted a reclamation bond. We will also offer to provide a maintenance bond to the Town of Koshkonong for any repairs that are needed on Vickerman Road from W7201 Vickerman to Hwy 26.

TOWN OF KOSHKONONG
JEFFERSON COUNTY, WISCONSIN

NABER FARM RESTORATION PLAN
(FOR MINERAL EXTRACTION ACTIVITIES)

INDEX

Sheet No. 1	COVER SHEET
Sheet No. 2	EXISTING SITE CONDITIONS
Sheet No. 3	EXISTING TOPOGRAPHY
Sheet No. 4	PROPOSED OPERATIONS
Sheet No. 5	FINAL ELEVATIONS/CLOSURE PLAN



SITE LOCATION

SITE INFORMATION

TOTAL AREA: 45.00 ACRES
TAX PROPERTY DESCRIPTION:
NE 1/4 NW 1/4, ALSO BEG NE 1/4
NE 1/4 NW 1/4, S 466.62 FT,
W 466.62 FT, N 456.62 FT, E TO POB

Batterman
engineers surveyors planners

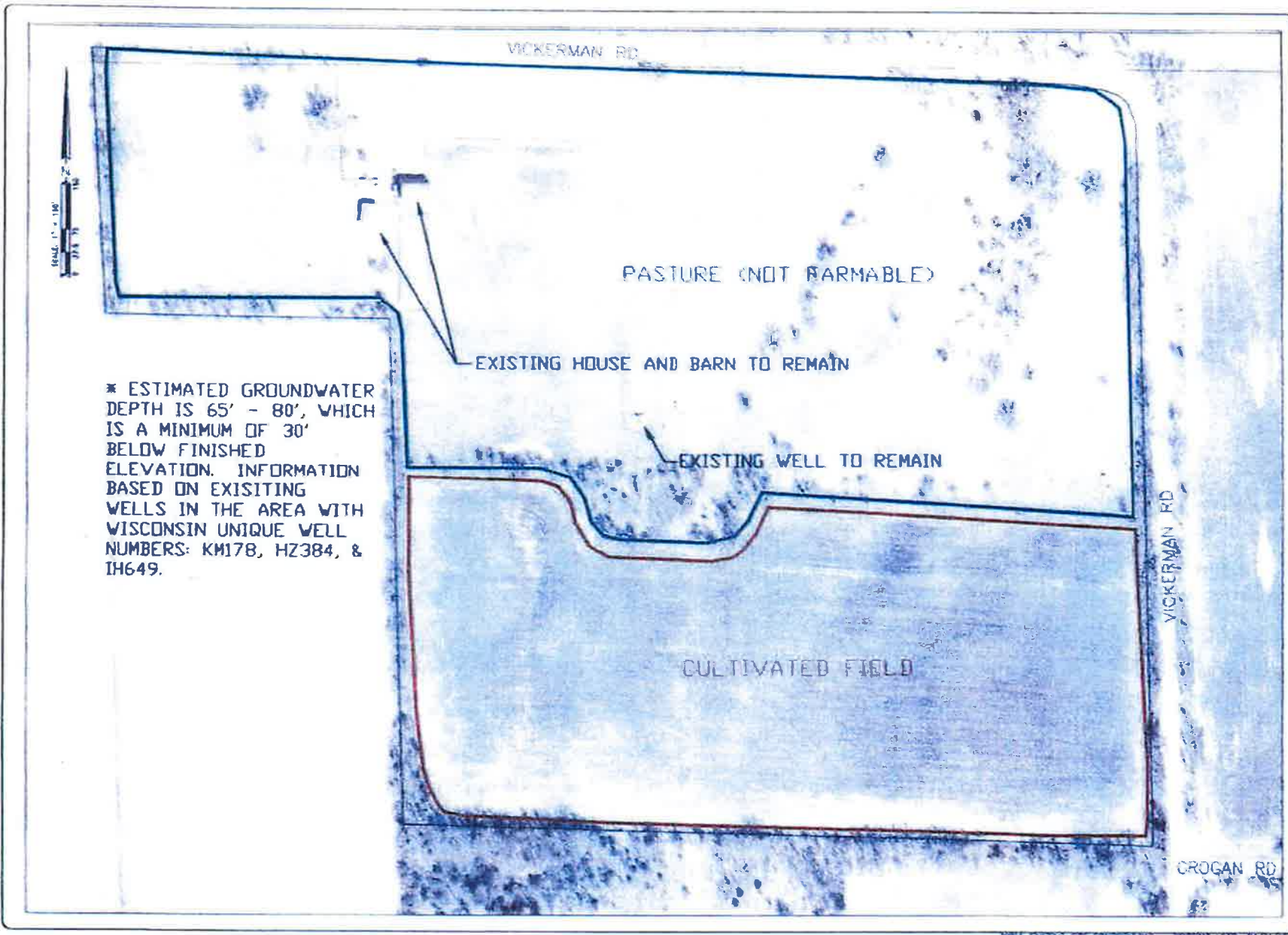
100 South Park
P.O. Box 100
Jefferson City, WI 53501
www.batterman.com

PROJECT INFORMATION	
PROJECT NO.	1000000000
DATE	10/1/10
SCALE	AS SHOWN
STATUS	ISSUED FOR PERMIT
APPROVED BY	[Signature]
DATE	10/1/10

COVER

NABER FARM
RESTORATION PLAN
TOWN OF KOSHKONONG
JEFFERSON COUNTY, WISCONSIN
DATE: 10/1/10

1 OF 5



2017 Bureau Drive
 Wood, Wisconsin 53111
 414.224.1444
 www.batterman.com

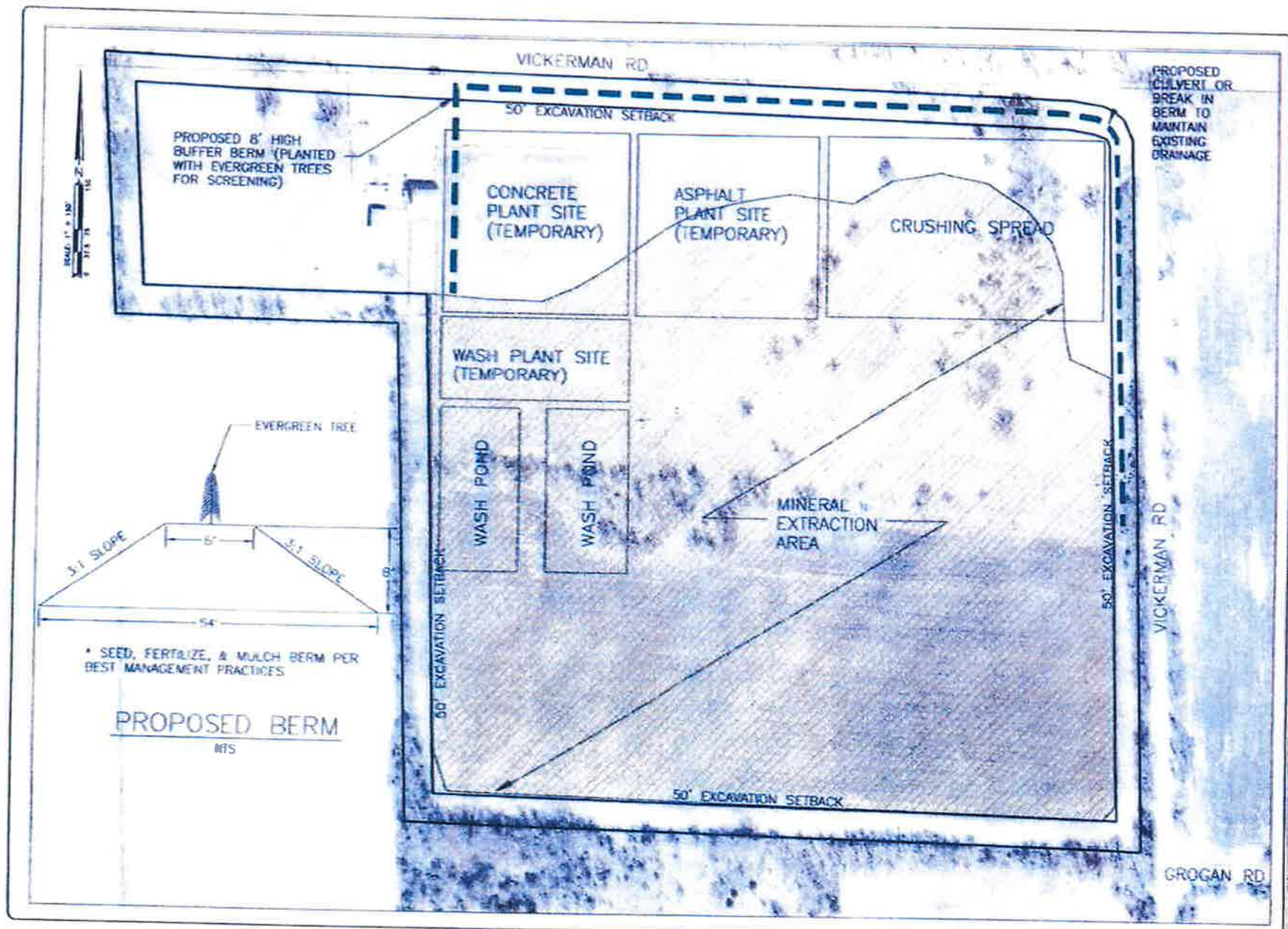
Batterman
 engineers surveyors planners

DATE: 10/20/2017

PROJECT:	NO. 1
DATE:	10/20/2017
BY:	JW
CHECKED BY:	JW
DATE:	10/20/2017
SCALE:	1" = 100'
TITLE:	NO. 1

EXISTING CONDITIONS

NUMBER FARM
 RESTORATION PLAN
 TOWN OF HOBBING
 JEFFERSON CO., WISCONSIN



Batterman
engineers surveyors planners

3

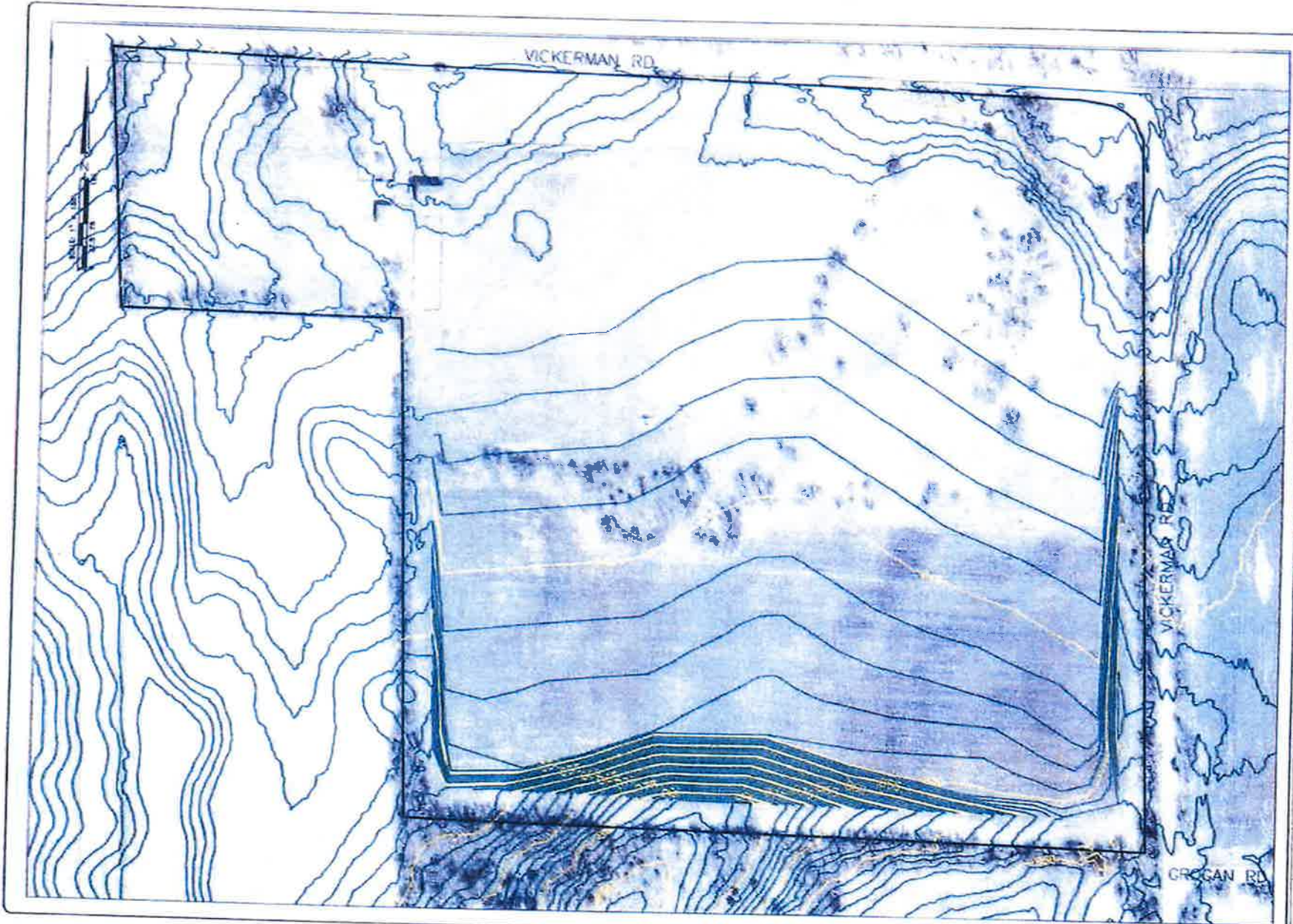
3000
2000
1000
0

DATE: 10/15/11
DRAWN BY: J. H. BATTERMAN
CHECKED BY: J. H. BATTERMAN
SCALE: AS SHOWN
PROJECT NO.: 11-001

PROPOSED OPERATIONS

NABER PARK RESTORATION PLAN
TOWN OF WISCONSINA
JEFFERSON CITY, WISCONSIN

4 OF 5



2811 Madison Drive
 Beloit, Wisconsin 53511
 608.361.1444
 www.batterman.com

Batterman
 engineers surveyors planners

DATE: 04/15/10

NO.	DESCRIPTION	DATE
1	PRELIMINARY	04/15/10
2	FINAL ELEVATIONS AND CLOSURE PLAN	04/15/10

FINAL ELEVATIONS
 AND CLOSURE PLAN

HABER FARM
 RESTORATION PLAN
 TOWNSHIP OF KOSCIUSKO
 JEFFERSON CITY, WISCONSIN

5 OF 5

BASE MAP: 1984 USGS TOPOGRAPHIC MAP, SECTION 36, T17N, R10E, S01W

RECEIVED MAY 04 2020

DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE
CONDITIONAL USE PERMIT

I. FINDINGS OF FACT:

Petition # CU2028-20 Township: Koshkonong
Site Inspection Date: N/A Hearing Date: 4/23/2020
Petitioner Name: Rock Road Companies, Inc.
Property Owner(s): Charles R & Cathy D Naber
Property Location: W7201 Vickerman Rd

CONDITIONAL USE REQUEST: To allow extension of an existing conditional use for a non-metallic mineral extraction in an A-1 zone at W7201 Vickerman Rd, PIN 016-0514-3121-000.

PARCEL(S)(PIN#): 016-0514-3121-000 (45.00ac)

ADJACENT LAND USE: A-1, Exclusive Agricultural

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

- Extension of CU1627-10 for 12/31/2020
- Temporary wash plant, concrete plant, and asphalt plant - YES
- Reclamation plan and memo from the Land and Water Conservation Department on file

TOWN BOARD RECOMMENDATION 3/11/2020 Approval Denial Postponed No action

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE CONDITIONAL USE FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED CONDITIONAL USE Complies Does Not Comply

FOR THE FOLLOWING REASONS: This is a pre-existing mineral extraction operation, asking for an extension.

III. ORDER & DETERMINATION

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: Granted Denied Postponed

Motioned by: Matt Foelker 2nd by: Lloyd Zastrow Vote: 5-0 Date: 4/27/2020

WITH THE FOLLOWING CONDITIONS: This is allowed as a one-year extension, until 4/27/2021. All other conditions of CU1627-10 still apply.

Date 5/1/2020

Signature [Handwritten Signature]

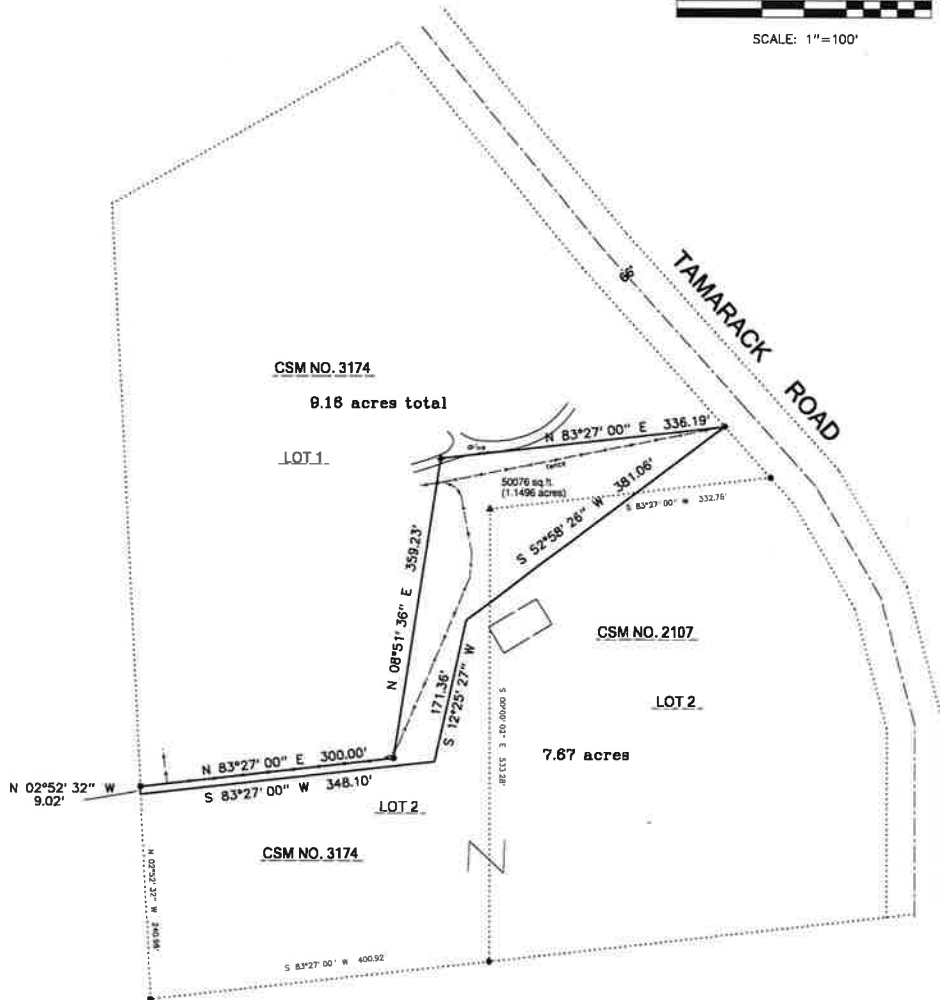
PRELIMINARY DRAFT PLAT OF SURVEY



SCALE: 1"=100'



BEARINGS ARE REFERENCED TO
CERTIFIED SURVEY MAP NO. 3174



LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 3174 and Part of Lot 2, Certified Survey Map No. 2107, located in the Northwest 1/4 of the Northwest 1/4 of Section 35, Town 5 North, Range 16 East, Town of Palmyra, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of Lot 2, Certified Survey Map No. 3174, said point being the Point of Beginning of the following description:
Thence South 52°58'26" West, 381.06 feet to point; Thence South 12°25'27" West, 171.36 feet to a point; Thence South 83°27'00" West, 348.10 feet to a point on the westerly line of Lot 2, Certified Survey Map No. 3174; Thence North 02°52'32" West, along said Westerly line, 9.02 feet to the Northwesterly corner of said Lot 2; Thence North 83°27'00" East, along a northerly line of said Lot 2, 300.00 feet to a corner of said Lot 2; Thence North 08°51'36" East, 359.23 feet to a northwesterly corner of said Lot 2; Thence North 83°27'00" East, 336.19 feet to the Point of Beginning, and containing 50,076 square feet or 1.1496 acre(s) of land, more or less.

- ◆ - INDICATES PK NAIL FOUND
- - INDICATES 1" IRON PIPE FOUND
- ▲ - INDICATES SPIKE FOUND
- - INDICATES 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS./FT.

KW SURVEYING INC.	
725 Palmyra Street P.O.Box 32 Sullivan, WI. 53178 (262)593-5800	
Prepared For: Jonathan and Sandra Gibbons	
1 inch = 100 feet	Date
Job No. 2055	Drafted by: K.J.W