

TOWN OF ALBION  
**PLANNING COMMISSION PUBLIC HEARING**  
TUESDAY, FEBRUARY 6, 2018  
6:30 P.M. ALBION TOWN HALL

Please take notice that a public hearing will be held at the Albion Town Hall, 620 Albion Rd., Edgerton, WI beginning at 6:30 pm to consider a zoning change and a Conditional Use Permit.

**Petition# DCPREZ-2017-11252** for Lenox Landscape and Supply, LLC, 770 Albion Rd., Edgerton, WI, Agent: Rock Road Companies, PO Box 1818, Janesville, WI 53547 for a 4.85 acre parcel m/l to be rezoned from RE-1 (Recreational District) to A-2(4) (agricultural) at 770 Albion Rd, change zoning to allow temporary concrete batch plant, to change back after project complete.

**Petition# DCPCUP-2017-02411** for Lenox Landscape and Supply, LLC, 770 Albion Rd., Edgerton, WI, Agent: Rock Road Companies, PO Box 1818, Janesville, WI 53547 for temporary concrete batch plant on parcel to be rezoned.

Any person interested and/or affected by this change will be given a chance to express their opinion at this time. Following the recommendation by the Planning Commission the Town Board will take action at the Board meeting immediately following.  
Adjourn

Julie Hanewall, Clerk



**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

December 29, 2017

Dane County Planning and Development  
City-County Building, Room 116  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53709

Attn: Dan Everson, Zoning Inspector

**RE: Conditional Use Permit Application for a Temporary Concrete Plant Site  
(i.e. Temporary Concrete Plant Site to complete WisDot Project# 1007-11-74, I-90/I-39 South  
Dane County line to E. Church Road, SB Lanes)**

Dan:

Rock Road Companies, Inc. would like to place a temporary concrete plant on Parcel# 002/0512-164-9601-3, 770 Albion Road, Edgerton, WI Dane County, to complete WisDot Project# 1007-11-74. In doing so, we realize we need to apply for a Conditional Use Permit and a Zoning Change for a portion of this parcel.

The site is an existing golf course made of up approximately 30.1 acres with approximately 5 of the acres used for farm land on the northern most point. There are 2 out buildings on the parcel used for maintenance of the golf course. The property is currently zoned RE-1. In order for us to place a temporary concrete plant on this site, we are looking to change the zoning on a portion of the parcel, 25.25 acres would remain RE-1 and the 4.85 acres would be rezoned to A-2.

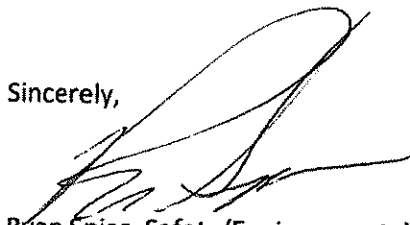
Rock Road Companies, Inc. will be using the site to place waste materials from WisDot Project#1007-11-74, IH 39/90 (Dane County Line to E. Church Road). The site will have an approved Erosion Control Implementation Plan that will be approved by WisDot, AECOM, and WI DNR. The site will continue to operate under this ECIP until all WisDot Projects have been completed. We received confirmation from Jason Tuggle, Dane County Urban Erosion Control Analyst, that this site will be covered under Trans 401 under the direction of the Department of Transportation. As long as the site is covered under Trans 401, no permits (Shoreland or Stormwater Management) will be required from Dane County.

We would propose to operate under this ECIP with the addition of the portable concrete plant and any conditions required under an approved conditional use permit provided by Dane County Planning. Based on the completion date for WisDot Project# 1007-11-74, we would need the conditional use permit for the temporary concrete plant until May 1, 2019.

We have included with this application letter the required Dane County Planning and Development Conditional Use Application Form, Zoning Change Application Form with the required Legal Description and Certified Survey Map, Site Map/Wetland Map, Vicinity Map, Neighbors within 1,000 feet, Proposed Temporary Concrete Plant Operation Layout, Description of all Components of the Concrete Plant Operation, and pictures of proposed access road/driveway from property to IH 39/90.

The site will be used for the construction/expansion of IH 39/90. It makes good economic sense to use the site for the temporary concrete batch plant site since the site is located adjacent to this large expansion project. There are no township roads being used and truck traffic has a direct path to the project rather than passing through towns and cities. This site enhances the safety on the project by reducing the number of trucks traveling on the road and eliminating the need of having large trucks traveling long distances to provide cement for this project. There are improvements being made on the site from our current and future operations. The long range plan for these 4.85 acres would be to rezone them back to RE-1 and continue to use them for agricultural purposes.

Sincerely,

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

Ryan Spies, Safety/Environmental Manager  
Rock Road Companies, Inc.



**ROCK ROAD COMPANIES, INC.**  
SINCE 1913

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## PROJECT DESCRIPTION NARRATIVE

- **General description of operation:**
  - Concrete Batch Plant: Approximately 10,000 Cubic Yards of concrete batch is required per Wisconsin Department of Transportation, Project#1007-11-74, IH 39/90, Dane County Line to E. Church Road, SB. Access to IH 39/90 from proposed site will be direct from ROW, no access to proposed site other than IH 39/90.
- **Existing use of the proposed property:**
  - Land is currently being farmed. After the Project#1007-11-74, the proposed property will be rezoned to RE-1 and returned to an agricultural use.
- **Existing natural features of the land including depth to groundwater:**
  - Proposed land consists of a flat agricultural field with an elevation of 850 across this entire field. Groundwater is estimated to be approximately at elevation 800'-820'.
- **Proposed dates to begin operation of the batch plant (based on proposed Wis DOT construction schedule):**
  - Concrete Batch Plant will begin operation around July 15, 2018 and complete around November 15, 2018. The Concrete Batch Plant will be removed before May 1, 2019.

- **Hours of operation (based on Wis DOT construction schedule):**
  - Concrete Batching- Day and/or night as required to meet Wis DOT contract requirements Monday-Saturday, occasional Sunday. The majority of the batching (95%) will be conducted during the day.
- **Haul routes and traffic flow:**
  - Cement import and export-all access to and from the property will be via IH 39/90, no haul roads will be used to access this site.
- **Equipment use:**
  - Concrete Batching-batch plant, wheel loaders, bins & conveyors, quad axle dump trucks, tractor trailer combinations (cement and fly ash import)
- **Site storage:**
  - Aggregate Stockpiles- Washed Sand, 3/4" Stone, and 1 ½" Stone
  - No bulk fuel storage
  - Concrete, fly ash, generator
- **Temporary structures:**
  - No permanent structures.
  - Concrete Batch Plant, Control Trailer, Generator, Concrete and Fly Ash Portable Containments
- **Erosion control measures:**
  - Wis DOT, Wisconsin DNR, and AECOM selected site storm water management plan and erosion control implementation plan (TRANS 401) to be designed, approved, and implemented including tracking pads, screening topsoil berm, silt fence, and sediment basin(s). Water and/or calcium chloride will be used for dust control.
- **Post project land use:**
  - Proposed site will return to agricultural use.

- **Conditional Use Permit and Zoning Change Exhibits**

- Certified Survey Map with Legal Description of proposed site
- Site Map
- Vicinity Map
- Topography Map
- Neighbors within 1,000'
- Concrete Plant Layout
- Zoning Ordinance

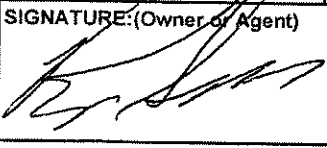
# Dane County Conditional Use Permit Application

<b>Application Date</b> 12/29/2017	<b>C.U.P Number</b> DCPCUP-2017-02411
<b>Public Hearing Date</b> 03/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LENOX LANDSCAPE AND SUPPLY LLC	Phone with Area Code (608) 289-1568	AGENT NAME ROCK ROAD COMPLANIES	Phone with Area Code
BILLING ADDRESS (Number, Street) 770 ALBION RD		ADDRESS (Number, Street) PO BOX 1818	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53547	
E-MAIL ADDRESS 1SMOKNZ@GMAIL.COM		E-MAIL ADDRESS RSPIES@ROCKROADS.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
770 ALBION RD					
TOWNSHIP ALBION	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-164-9601-3		---		---	

CUP DESCRIPTION	
TEMPORARY CONCRETE BATCH PLANT	
<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	
10.126(3)(A)	
<b>ACRES</b>	
4.85	

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
		<b>PRINT NAME:</b> RYAN N. SPIES
		<b>DATE:</b> 12-29-17

COMMENTS: TEMPORARY CONCRETE BATCH PLANT, ZONING TO BE CHANGED BACK FROM A-2(4) TO RE-1 AFTER PROJECT COMPLETE.



DANE COUNTY  
**PLANNING DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Lenox Landscape and Supply, LLC</u>	Agent	<u>Rock Road Companies, Inc.</u>
Address	<u>770 Albion Road</u>	Address	<u>PO Box 1818</u>
Phone	<u>Edgerton, WI 53534</u>	Phone	<u>Janesville, WI 53547</u>
	<u>(608) 289-1568</u>		<u>(608) 752-8944</u>
Email	<u>1smoknz@gmail.com</u>	Email	<u>rspies@rockroads.com</u>

Parcel numbers affected: 002/0512-164-9601-3 Town: Albion Section: 16  
 Property Address: 770 Albion Road

Existing/ Proposed Zoning District : Existing: RE-1, Proposed: A2

- o Type of Activity proposed:  
*Separate checklist for mineral extraction uses must be completed.*
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 12-29-17



# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/29/2017	DCPREZ-2017-11252
Public Hearing Date	C.U.P. Number
03/27/2018	DCPCUP-2017-02411

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME LENOX LANDSCAPE AND SUPPLY LLC	PHONE (with Area Code) (608) 289-1568	AGENT NAME ROCK ROAD COMPLANIES	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 770 ALBION RD		ADDRESS (Number & Street) PO BOX 1818	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53547	
E-MAIL ADDRESS 1SMOKNZ@GMAIL.COM		E-MAIL ADDRESS RSPIES@ROCKROADS.COM	

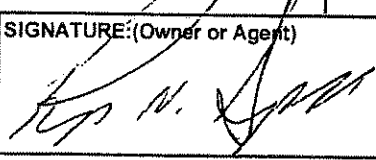
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
770 ALBION RD					
TOWNSHIP ALBION	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-164-9601-3					

REASON FOR REZONE	CUP DESCRIPTION
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CHANGE ZONING TO ALLOW TEMPORARY CONCRETE BATCH PLANT, TO CHANGE BACK AFTER PROJECT COMPLETE.	TEMPORARY CONCRETE BATCH PLANT
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RE-1 Recreational District	A-2 (4) Agriculture District	4.85	10.126(3)(A)	4.85

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RNS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  SLJ3	SIGNATURE: (Owner or Agent) 
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PRINT NAME: <u>Ryan N. Spics</u>
DATE: <u>12-29-17</u>



DANE COUNTY  
**PLANNING DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Lenox Landscape and Supply, Inc.  
Address 770 Albion Road, Edgerton, WI 53534  
Phone (608) 289-1568  
Email 1smoknz@gmail.com

Agent's Name Rock Road Companies, Inc.  
Address PO Bo 1818, Janesville, WI 53547  
Phone (608) 752-8944  
Email rspies@rockroads.com

Town: Albion Parcel numbers affected: 002/0512-164-9601-3

Section: 16 Property address or location: 770 Albion Rd, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) A-2 from RE-1, 4.85 Acres (See Certified Survey Map)

Soil classifications of area (percentages) Class I soils: 7.4 % Class II soils: 84.1 % Other: 8.5 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Change Zoning of 4.85 Acres to allow for a Temporary Concrete Batch Plant to complete Project# 1007-11-74, Dane County Limit to E. Church Rd, IH 39/90 SB. Property Owner will change zoning back to RE-1 after the project has been completed. The project will be completed by May 1, 2019, the concrete plant will be removed by this date.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature]

Date: 12-29-17