



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 2927 County Hwy MM

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

PIN 0609-122-9502-2 and Part of PIN's 0609-122-8501-2 and 0609-122-9450-2

See attached Metes and Bounds Description for underlying parcels

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Agriculture

3. Proposed Use of Property: Temporary Borrow/Fill Site

4. Proposed Development Schedule: Start immediately after City & County permits process completed, est. 15 yrs

5. Zoning District: R-D Rural Development

6. Future Land Use Plan Classification: Mixed Use, Business Park, NEN Green Space, Retail, R-2

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): n/a - development is not proposed at this time

Proposed Hours of Operation: 7 AM - 7 PM, limited weekend hours **No. Of Employees:** Owner

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Duane E. Osborn Family ~~TR~~ Trust, Trustee Darcy L. Osborn/R Osborn Enterprises, LLC

Address: 5136 Lacy Rd, Fitchburg, WI 53711 *AST* **Phone No:** (608)220-0010

Contact Person: Hans Justeson

Email: hans.justeson@jsdinc.com

Address: 161 Horizon Drive, Suite 101, Verona, WI 53593 **Phone No:** (608)848-5060

Respectfully Submitted By: *Darcy L. Osborn*
 Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 5/21/19 **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** \$480.00

Permit Request No. CV-2294-19

*Receipt # 119492
 yf May 22, 2019*

Ryan Osborn

5802 Greenway Street
McFarland, WI 53558

**LEGAL DESCRIPTION
PARCEL NORTH OF LACY ROAD**

The Northeast Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 12, aforesaid; thence North 85 degrees 59 minutes 25 seconds West along the North line of the Northwest Quarter, aforesaid, 39.02 feet to Westerly right-of-way line of County Trunk Highway 'MM', also being the Point of Beginning; thence South 02 degrees 18 minutes 09 seconds West along said line, 283.62 feet; thence South 18 degrees 10 minutes 36 seconds West along said line, 74.73 feet; thence South 02 degrees 19 minutes 34 seconds West along said line, 307.00 feet; thence South 87 degrees 40 minutes 26 seconds East along said line, 10.00 feet; thence South 02 degrees 19 minutes 34 seconds West along said line, 350.00 feet; thence South 10 degrees 51 minutes 24 seconds West along said line, 101.12 feet; thence South 02 degrees 19 minutes 34 seconds West along said line, 150.00 feet; thence South 00 degrees 55 minutes 34 seconds East along said line, 88.14 feet; thence South 18 degrees 16 minutes 17 seconds West, 154.19 feet to the Northerly right-of-way line of Lacy Road; thence South 77 degrees 19 minutes 19 seconds West along said line, 71.33 feet to a point of curve; thence along said line Southwesterly 627.46 feet along an arc of a curve to the left, having a radius of 661.58 feet, the chord bears South 53 degrees 13 minutes 51 seconds West, 604.21 feet to a point of reverse curve; thence along said line Southwesterly 528.58 feet along an arc of a curve to the right, having a radius of 446.50 feet, the chord bears South 59 degrees 58 minutes 24 seconds West, 498.25 feet; thence North 86 degrees 11 minutes 43 seconds West along said line, 197.95 feet; thence North 83 degrees 20 minutes 53 seconds West along said line, 93.90 feet; thence North 89 degrees 03 minutes 32 seconds West along said line, 46.36 feet to the Easterly right-of-way line of State Trunk Highway '14'; thence North 02 degrees 33 minutes 03 seconds East along said line 207.33 feet; thence South 87 degrees 26 minutes 57 seconds East, 75.01 feet; thence North 02 degrees 33 minutes 03 seconds East, 200.02 feet; thence North 87 degrees 26 minutes 57 seconds West, 185.43 feet to the Easterly right-of-way line of State Trunk Highway '14'; thence North 14 degrees 15 minutes 25 seconds West along said line, 383.96 feet; thence North 07 degrees 37 minutes 52 seconds East along said line, 295.53 feet; thence North 13 degrees 34 minutes 53 seconds East along said line, 818.32 feet; thence North 75 degrees 31 minutes 34 seconds West along said line, 25.00 feet; thence North 07 degrees 37 minutes 52 seconds East along said line, 287.00 feet; thence North 00 degrees 24 minutes 12 seconds East along said line, 31.03 feet to the North line of the Northwest Quarter of Section 12, aforesaid; thence South 85 degrees 59 minutes 25 seconds East along said line, 1,390.15 feet to the Point of Beginning.

Said Parcel contains 2,789,819 square feet or 64.045 acres.

Ryan Osborn

5802 Greenway Street
McFarland, WI 53558

**LEGAL DESCRIPTION
PARCEL SOUTH OF LACY ROAD**

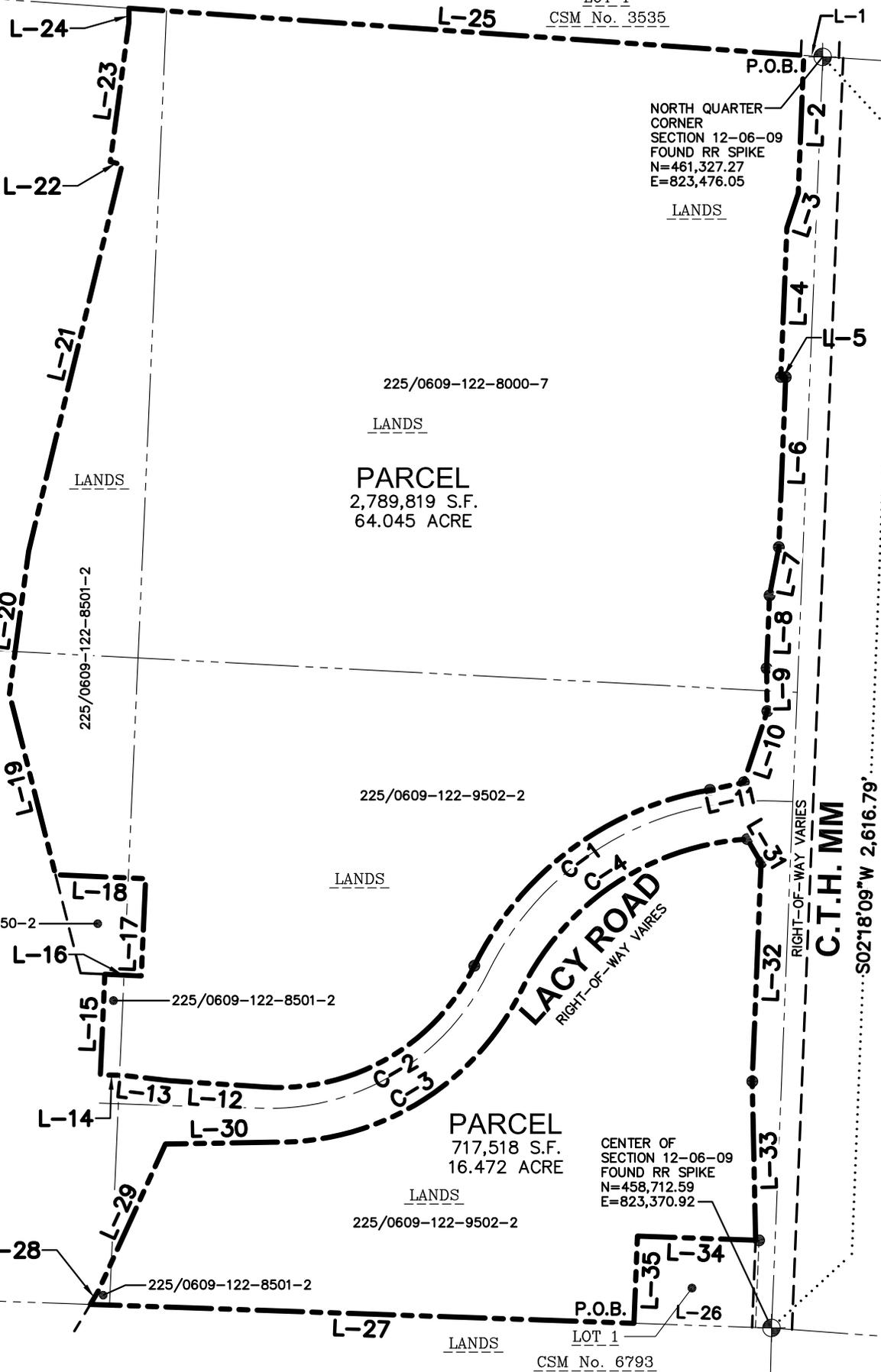
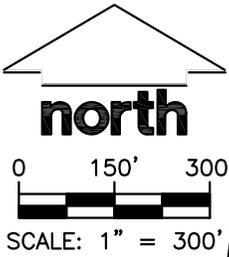
A part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 12, aforesaid; thence South 02 degrees 18 minutes 09 seconds West along the East line of the Northwest Quarter, aforesaid, 2,616.79 feet to the Center of Section 12, aforesaid; thence North 88 degrees 00 minutes 34 seconds West along the South line of the Northwest Quarter of Section 12, aforesaid, 283.00 feet to the Point of Beginning; thence continuing North 88 degrees 00 minutes 34 seconds West along said line, 1,117.76 feet to the Easterly right-of-way line of State Trunk Highway '14'; thence North 30 degrees 45 minutes 36 seconds East along said line, 32.53 feet; thence North 24 degrees 32 minutes 01 seconds East along said line, 331.76 feet to the Southerly right-of-way line of Lacy Road; thence North 89 degrees 01 minutes 54 seconds East along said line, 221.91 feet to a point of curve; thence along said line Northeasterly 630.43 feet along an arc of a curve to the left, having a radius of 556.76 feet, the chord bears North 58 degrees 30 minutes 06 seconds East, 597.29 feet to a point of reverse curve; thence along said line Northeasterly 585.59 feet along an arc of a curve to the right, having a radius of 557.72 feet, the chord bears North 56 degrees 08 minutes 30 seconds East, 559.06 feet to the Westerly right-of-way line of County Trunk Highway 'MM'; thence South 30 degrees 27 minutes 04 seconds East along said line, 56.37 feet; thence South 02 degrees 19 minutes 34 seconds West along said line, 450.00 feet; thence South 01 degrees 13 minutes 59 seconds East along said line, 327.06 feet to the North line of Certified Survey Map No. 6793; thence North 88 degrees 00 minutes 32 seconds West along said line, 243.01 feet; thence South 02 degrees 18 minutes 09 seconds West along the West line of Certified Survey Map No. 6793 a distance of 179.26 feet to the Point of Beginning.

Said Parcel contains 717,518 square feet or 16.472 acres.

LOT 1

CSM No. 3535



NORTH QUARTER
CORNER
SECTION 12-06-09
FOUND RR SPIKE
N=461,327.27
E=823,476.05

LANDS

225/0609-122-8000-7

LANDS

PARCEL
2,789,819 S.F.
64.045 ACRE

LANDS

225/0609-122-8501-2

225/0609-122-9502-2

LANDS

LANDS
225/0609-122-9450-2

225/0609-122-8501-2

PARCEL
717,518 S.F.
16.472 ACRE

LANDS

225/0609-122-9502-2

CENTER OF
SECTION 12-06-09
FOUND RR SPIKE
N=458,712.59
E=823,370.92

WEST QUARTER
CORNER
SECTION 12-06-09
FOUND 1.25" REBAR
N=458,807.16
E=820,649.84

225/0609-122-8501-2

P.O.B.

LOT 1

CSM No. 6793

S.T.H. 14
RIGHT-OF-WAY VARIES

LACY ROAD
RIGHT-OF-WAY VARIES

RIGHT-OF-WAY VARIES
C.T.H. MM

S02°18'09"W 2,616.79'

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JSD Professional Services, Inc.
Engineers • Surveyors • Planners

MADISON REGIONAL OFFICE
161 HORIZON COURT
VERONA, WISCONSIN 53593
(608)848-5060 PHONE | (608)848-2255 FAX
www.jsdinc.com

PROJECT:
RYAN OSBORN

5802 GREENWAY STREET
McFARLAND, WI 53558

SHEET TITLE:
OSBORN LANDS

JSD PROJECT NUMBER:
17-7770

DRAWN BY: JK CHECKED BY: TJB

DATE:
JULY 18, 2018

SHEET NUMBER:
1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N85°59'25"W	39.02'
L-2	S02°18'09"W	283.62'
L-3	S18°10'36"W	74.73'
L-4	S02°19'34"W	307.00'
L-5	S87°40'26"E	10.00'
L-6	S02°19'34"W	350.00'
L-7	S10°51'24"W	101.12'
L-8	S02°19'34"W	150.00'
L-9	S00°55'34"E	88.14'
L-10	S18°16'17"W	154.19'
L-11	S77°19'19"W	71.33'
L-12	N86°11'43"W	197.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L-13	N83°20'53"W	93.90'
L-14	N89°03'32"W	46.36'
L-15	N02°33'03"E	207.33'
L-16	S87°26'57"E	75.01'
L-17	N02°33'03"E	200.02'
L-18	N87°26'57"W	185.43'
L-19	N14°15'25"W	383.96'
L-20	N07°37'52"E	295.53'
L-21	N13°34'53"E	818.32'
L-22	N75°31'34"W	25.00'
L-23	N07°37'52"E	287.00'
L-24	N00°24'12"E	31.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L-25	S85°59'25"E	1390.15'
L-26	N88°00'34"W	283.00'
L-27	N88°00'34"W	1117.76'
L-28	N30°45'36"E	32.53'
L-29	N24°32'01"E	331.76'
L-30	N89°01'54"E	221.91'
L-31	S30°27'04"E	56.37'
L-32	S02°19'34"W	450.00'
L-33	S01°13'59"E	327.06'
L-34	N88°00'32"W	243.01'
L-35	S02°18'09"W	179.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	627.46'	661.58'	54°20'28"	604.21'	S53°13'51"W
C-2	528.58'	446.50'	67°49'42"	498.25'	S59°58'24"W
C-3	630.43'	556.76'	64°52'39"	597.29'	N58°30'06"E
C-4	585.59'	557.72'	60°09'32"	559.06'	N56°08'30"E

LEGEND

-  GOVERNMENT CORNER
-  PARCEL BOUNDARY
-  SECTION LINE
-  RIGHT-OF-WAY LINE
-  CENTERLINE
-  CHORD LINE
-  PLATTED LOT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 20, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 12-06-09 BEARS S02°18'09"W.

File: i:\2017\177770\DWG\177770 Exhibit-A.dwg Layout: Exhibit (2) User: jk Plotted: Jul 19, 2018 - 1:46pm

 <p>MADISON REGIONAL OFFICE 161 HORIZON COURT VERONA, WISCONSIN 53593 (608)848-5060 PHONE (608)848-2255 FAX www.jsdinc.com</p>	PROJECT: RYAN OSBORN 5802 GREENWAY STREET McFARLAND, WI 53558	SHEET TITLE: OSBORN LANDS	JSD PROJECT NUMBER: 17-7770	SHEET NUMBER: 2 of 2
			DRAWN BY: JK CHECKED BY: TJB	
			DATE: JULY 18, 2018	

Memorandum

www.jsdinc.com

To: Sonja Kruesel, City Planner/Zoning Administrator
Dan Everson, Dane County Planning and Zoning

From: Jessica Vaughn, JSD Professional Services, Inc.

Re: Letter of Intent for Osborn Non-Metallic Mining Permit and Conditional Use

JSD Project #: 17-7770

Date: May 21, 2019

cc: Ryan Osborn, Dale Osborn, Matt Fleming (Murphy Desmond), Hans Justeson (JSD)

On behalf of Duane E. Osborn Family Trust, JSD Professional Services, Inc. (JSD) is requesting consideration of a Conditional Use and Non-Metallic Mining Permit for the lands that are generally located directly west of the intersection of Lacy Road and CTH MM, on the north and south sides of Lacy Road (the "Project Site Area"). Refer to the Project Location Map at the right.

Based on communications with City and County staff, the project entitlement process includes:

- Conditional Use Permit approval (City of Fitchburg),
- Non-Metallic Mining Permit and Reclamation Plan (Dane County), and
- Erosion Control Permit involving the disturbance of more than 5 acres of land (City of Fitchburg).

The project will also be submitted to WDNR for review.

PROJECT BACKGROUND AND CONTEXT

A pre-application conference was held with City Staff on May 31, 2018 and again on May 13, 2019, to discuss the project, the submittal requirements and process. JSD has also consulted with County Staff in preparing the application. The submittal consists of an Erosion Control Plan, Reclamation Plan, and supporting documentation.



Project Location Map



North and South Project Site Areas

The Project Site Area is comprised of lands on both the north and south sides of Lacy Road. The north side of the site, “North Project Site Area,” is roughly 22.68 acres and the south (“South Project Site Area”) roughly 16.48 acres, together totaling 39.16 acres. Refer to the Project Areas map at the left.

The Project Site Area is located within the Northeast Neighborhood Plan (the “Plan”) planning area. The Plan’s Future Land Use Map recommends mixed-use, business park, and NEN Green Spaces land uses for the North Project Site Area, and office and limited retail and residential (10 du/acre) land uses on for the lands comprising the South Project Site Area.

The Project Site Area, as a whole, is zoned Rural Development (RD). Mineral extraction operations are identified as Conditional Uses in the RD district.

While relatively flat overall, the project site sits below Lacy Road and CTH MM, limiting site visibility and site access without filling and grading.

Today, the project site is utilized as active agricultural croplands.

PROJECT SUMMARY

Overall, the project site area is comprised of roughly 39.16 acres and is located on the north and south sides of Lacy Road between CTH MM and USH 14, in the City of Fitchburg. The Conditional Use Permit request includes:

- The excavation, extraction, and stockpiling of topsoil for export (aka “mining” operations)
- Import and compaction of new soil (aka fill operations), and
- Overall site grading to prepare the project site for development in the future.

Excavated materials would be conveyed to two operational areas located adjacent to CTH MM and USH 14 by truck, loader or conveyor, and may be sold for use off-site. The mining operational areas, which will be visually screened from USH 14 and CTH MM by vegetated landscaped berms, will include vehicle and equipment storage, material processing stockpiles, and loading operations.

Fill operation area activities will consist of delivery and placement of clean general fill material through grading.

The proposed non-metallic “mining” operation is proposed to take place over a period of 15 years, in three phases, consistent with the enclosed Reclamation Plan. The overall level of activity on the project site will largely depend on supply and demand of soils dictated by the market and development within the area, i.e. demand for soil and availability of excess soils in close proximity. Each phase of the site improvement activities will be permitted and inspected individually by Dane County.

Hours of operation will be limited to standard construction hours, 7 AM until 7 PM Monday through Friday, 8 AM until 1 PM on Saturday and closed on Sundays. Prior to and while earthwork is being conducted screening will be installed and maintained along CTH MM. For security and safety purposes, site entrances will be gated and locked outside of the approved operational hours.

CONSISTENCY WITH CONDITIONAL USE CRITERIA

The proposed operation is consistent with the standards for conditional uses in Section 22-640(c) of the Fitchburg Zoning Ordinance insofar as:

- The general hours of operation are opposite those of the surrounding residential development (i.e. the site will be closed when residents are home);
- Screening from CTH MM and US HWY 14 will be installed and maintained;
- Site access will be taken from Lacy Road to limit congestion on CTH MM; and
- The overall mining and reclamation (compaction, grading, and restoration) will result in a site that will allow for future development, consistent with the City's adopted plans, to occur; and
- Environmental protections for water quality are accounted for and provided in detail in the Erosion Control Plan.

Reclamation Plan

Lacy Road/CTH MM Fill and Reclamation Site

2927 CTH MM, Fitchburg, WI

www.JSDinc.com



Planning & Development
Site/Civil Engineering
Transportation Engineering
Structural Engineering
Water Resources
Landscape Architecture
Surveying & Mapping
Construction Management

Prepared for:
R. Osborn Enterprises
5136 Lacy Road
Fitchburg, WI 53711
608.692.8292

JSD Project No. 17-7770

May 21, 2019

Prepared by:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Lacy Road/CTH MM Fill and Reclamation Site

Reclamation Plan

Introduction

This Reclamation Plan has been prepared to satisfy the requirements of the Non-metallic Mining Reclamation Rule, Chapter NR 135 of the Wisconsin Administrative Code, and Dane County Code Chapter 74.

The goals of reclamation under NR 135 are:

- To rehabilitate nonmetallic mining sites in order to promote the removal or reuse of nonmetallic mining refuse, removal of roads no longer in use, grading of the nonmetallic mining site, replacement of topsoil, stabilization of soil conditions, establishment of vegetative cover, control of surface water flow and groundwater withdrawal, prevention of environmental pollution, development and reclamation of existing nonmetallic mining sites, and development and restoration of plant, fish and wildlife habitat if needed to comply with an approved reclamation plan.
- To assure nonmetallic mining operations are conducted in a manner that promotes successful reclamation consistent with the standards of NR 135, minimizes the cost of nonmetallic mining reclamation, encourages the development and reclamation of existing nonmetallic mining sites and, to the extent practicable, minimizes areas disturbed by nonmetallic mining at any time and provides for contemporaneous nonmetallic mining reclamation.

Overview and Summary

The subject property for the proposed operation consists of approximately 39.16 acres located on the north and south sides of Lacy Road between CTH MM and USH 14 in the Southeast, Southwest, Northeast and Northwest Quarters of the Northwest Quarter of Section 12, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. The site is part of a larger tract of lands (roughly 80 acres) that are held in common ownership, owned by the Duane E. Osborn Family Trust (see enclosed Legal Description for the ownership tract). The lands are currently being utilized as active agricultural croplands and are zoned as RD / Rural Development.

Dale Osborn and R. Osborn Enterprises propose to excavate and remove topsoil materials from the property, and then fill and regrade the site in phases to prepare the site for potential future development. Extraction or “mining” of topsoil is proposed. Excavated materials would be conveyed to two operational areas, one located adjacent to CTH MM and one adjacent to USH 14 by truck, loader

or conveyor, and that may be sold for use off-site. The operational areas, which will be visually screened from USH 14 and CTH MM by vegetated landscaped berms, will include vehicle and equipment storage, material processing stockpiles, and loading operations. Fill operation activities will consist of delivery and placement of imported clean fill material. Material will be monitored to exclude organic material, asphalt, wood construction debris, asphalt shingles and metal, and concrete, brick and stone debris with any dimensions exceeding 18 inches. Fill placement will be monitored to generally achieve placement of material in 12-inch thick (maximum) lifts with suitable compaction. As portions of the site are filled, the area will be graded and seeded per plan.

Erosion control and stormwater management will be managed according to an approved ECSM Permit and the WRAPP Permit and the fill activities will be undertaken in accordance with an approved Conditional Use Permit (City), and Reclamation Plan (Dane County).

Each operational area will be screened by a vegetated topsoil berm constructed as part of the initial activity with Phase 1 and Phase 3 accordingly. A 4-foot high berm will extend along the CTH MM frontage, and a 6-foot high berm will extend along the USH 14 frontage; both will be maintained until fill activities cease. At the termination of the operation the berms may be removed depending upon future development plans approved for the site.

After removal of topsoil and site grading, the site will be graded for positive drainage and restored with 4+ inches of topsoil and seeded to minimize soil erosion. Completed/restored areas may be utilized for agricultural purposes until future land use development in conformance with the City of Fitchburg *Comprehensive Plan*.

Excavation and fill activities are projected to remain in continuous operation for at least 15 years. With the exception of the two operational areas, encompassing approximately 4.7 acres together, excavation and contemporaneous fill and reclamation will be managed such that generally only 5 to 10 acres will be open at any time during the planned life of the site.

Project Information

Land Owner:

Duane E. Osborn Family GST Trust (est. Nov. 8, 2012)
C/O Darcy Osborn
5136 Lacy Road
Fitchburg, WI 53711
Phone: 608.692.8292 (Ryan Osborn)

Mine Operator:

Dale Osborn
2927 CTH MM
Fitchburg, WI 53711
Phone: 608.220.0010

Site Address:

2927 CTH MM
Fitchburg, WI 53711

Legal Description: (Referred to as the Subject Property)

Parts of the NE, NW, SW, and SE Quarters of the NW Quarter, Section 12 Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin

Total Area: 39.16 Acres

Parcel ID Numbers:

225/0609-122-9502-2/225/0609-122-8501-2/225/0609-122-9450-2

Zoning:

The subject properties are zoned RD-Rural Development (no Exclusive Agricultural Zoning)

Background and Site Information

Current and Historical Land Use:

The subject properties have historically been in agricultural use, as confirmed in historic aerial photographs. The land is part of a farm that was bisected by USH 14 and subsequently the remainder parcels were divided by the Lacy Road extension in 2012.

An occupied rural homestead, addressed as 2927 County Highway MM, is located outside of the project site though on the same ownership tract. The homestead will remain in place while this project is underway.

Landfill activities are currently taking place on the adjoining tract of land to the north, under a Non-Metallic Mining permit approved in 2012, which will raise the elevation of that tract of land to 975 feet. The agricultural lands to the east across CTH MM are currently under construction as part of the approved Terravessa planned development.

Terrain and Surface Drainage:

The project site is located south of the "Nine Springs Hill". This area is glaciated terrain forming a segment of the southerly side of the Nine Springs Creek watershed. The northwest property boundary for the fill site occurs along a steep drumlin that is approximately 950 feet in elevation above mean sea level and is oriented northeast-southwest. The slope of the property approaches 10% at its steepest, and then bottoms out in a small depression at 903 feet in elevation near the intersection of Lacy Road and CTH MM. Lacy Road itself sits atop a steep embankment constructed in order to meet grade with the USH 14 overpass. The area north of the drumlin along USH 14 that is proposed for a landscape berm and temporary stockpile bottoms out in a low point at approximately 920 feet in elevation.

The fill site receives water from the property to the east across CTH MM via culvert, and water from the north that runs off of CTH MM. The project site located on the north side of Lacy Road drains water via two culverts underneath Lacy Road to the south side of the project site.

The Federal Emergency Management Agency (FEMA) has not delineated any flood hazard areas within or adjacent to the subject properties.

Climate:

The climate in Dane County is temperate with 28.8 inches of average annual precipitation.

Soils and Geology:

Soils within the project site include the following: McHenry silt loam, Plano silt loam, and Troxel silt loam. All of these soils are well drained and moderately well drained soils. As it exists today, soil and geologic characteristics of the project site include mostly non-hydric soils. Hydric soils were observed in the depression at the southeast corner of the parcel, which drains via an existing culvert underneath Lacy Road. Refer to Exhibit 3 for a USDA Soils Map.

A wetland investigation was conducted on April 20, 2017 by JSD Professional Services, Inc. using fieldwork and historic aerial photo analysis. No wetlands were observed on the subject property, and the WDNR provided concurrence on July 17, 2017 that there are no wetlands existing on the fill site south of the drumlin. Wetland investigation has not yet been conducted for the area north of the drumlin; however, the proposed landscape berm and stockpile area are located outside the area mapped by WDNR with wetland indicators.

Groundwater and Hydrology:

No groundwater was encountered during the investigations by JSD and the owner. Groundwater is estimated to occur deeper than elevation 865 feet. No specific information about groundwater hydrology has been collected.

Biological Resources

Landcover and Ecology:

Generally, the subject property in its current condition is cropped, except for the steep slopes adjacent to Lacy Road ROW.

General existing land uses to the north and south of the subject property include very low density rural residential uses and agricultural cultivation. Immediately adjoining the property to the west is the USH 14 right-of-way and a 0.95-acre parcel owned by the City of Fitchburg that is the intended site for a future water tower. Immediately to the north is a drumlin feature that bisects the ownership parcel from northeast to southwest. Further north of the subject property, a wooded habitat area is characterized as a dry mesic forest that is common in south central Wisconsin; prevalent trees include: white, red, and bur oaks, black cherry, shagbark hickory, box elder and black locust.

Existing Topography

Refer to Exhibit 4 for the existing site topography map.

Manmade Features

Adjacent Development:

To the east across CTH MM, construction is underway for the Terravessa development, a mixed-use neighborhood that is planned to contain over 1,500 residential units and limited neighborhood commercial and civic land uses.

Infrastructure Serving the Site:

The project site abuts USH 14 to the west, CTH MM to the east, and is split by Lacy Road. The subject property is accessible from a private driveway off of CTH MM, however this driveway is off-site and will not be used to access the site. The project site will be served by two point of access from Lacy Road, one on the north and one on the south, as noted in the construction plans.

The access points will remain as an aggregate surface drive during the course of mining and filling operations. When the subject property is reclaimed and subsequently improved for uses compatible with the City's adopted Northeast Neighborhood Plan, this access drive would be improved (with curb, gutter, and pavement) in compliance with City standards and specifications.

Utilities:

There is no public water or sanitary sewer infrastructure serving the project site, although a water main has recently been extended across the north side of Lacy Road to CTH MM. City of Fitchburg development plans described in the adopted Northeast Neighborhood Plan indicate that water and sewer services will eventually be available in the area; likely installed in conjunction with planned residential and commercial development. The timing of utility extension to serve the project site will depend on the timing of utility extension for the Terravessa development to the east.

Madison Gas and Electric provides energy utility services to this location. Currently only electric service is available at the Subject Property.

Plan View

Refer to Exhibit 4 for an existing conditions map, plan view of the subject property. There were no previous mining activities on this site.

Post-Mining Land Use

The City's Comprehensive Plan was amended in 2010 to include the Northeast Neighborhood Plan. In the adopted Land Use Plan map, the majority of the project site lying north of Lacy Road is designated for development as a Mixed Use area with a mixture of residential, retail, service or professional office uses. The drumlin and surrounding lands are mapped as NEN Green Space, and the area northwest of the wet depression is mapped as Business Park. The lands south of Lacy Road are recommended for Office, Limited Retail/Services and R-2 (min. average 10 du/acre) development. The Northeast Neighborhood Land Use Plan Map and the City Zoning Map are included in the attached exhibits.

The project site is proposed to be reclaimed in a manner that is suitable to accommodate the potential future development outlined in the City's adopted plans, including right-of-way, mixed-use, multi-family residential, commercial, and stormwater management uses. The grading plan for the project site has been designed with consideration towards establishing the landscape environment to accommodate these uses.

- **Street Right-of-Way:** Land will be graded to accommodate ROW for the future planned street as shown in the City's Comprehensive Plan and Northeast Neighborhood Plan.
- **Mixed Use, Multi-family, Commercial Areas.** These land uses comprise the majority of the project site. The area will be graded into gently sloping/level areas that can accommodate residential and commercial development opportunities.

- **Stormwater management areas and open space** (including screening berms). Located in the eastern, western, and southern portions of the Subject Property. Two landscape berms are proposed along the east and west edges of the property for screening. The temporary sediment control facilities have been located along Lacy Road where stormwater currently drains to the fields to the south. A drainage swale in the southeast corner will be maintained in order to pass through water from the lands east of CTH MM through the culvert under Lacy Road. In the future, stormwater facilities will be designed to accommodate the planned future land use within the respective drainage-sheds and the City's adopted storm water management performance criteria described in the *Northeast Neighborhood Plan*.

Exclusive Agricultural Zoning

Exhibit 1 City of Fitchburg Zoning Map illustrates the zoning as R-D Rural Development. The site is not subject to Exclusive Agricultural zoning.

Reclamation Measures, Earthwork, Reclaimed Topography

Operational Areas:

Within the planned borrow and fill site there will generally be three separate activity areas:

- The entry and site control area. On the north side of the site, the entrance will be located on the southern portion of the site and accessed from Lacy Road. No buildings or structures are planned for this area. Site improvements will be limited to a gravel drive and erosion control measures, a security gate to regulate access, directional signage, and a security light and camera. Temporary access for construction of the temporary basin south of Lacy Road will be off of CTH MM just north of Lot 1 CSM 6793 (see detail on Grading and Erosion Control Plan). An entrance to the southern portion of the project site will be located directly across Lacy Road on the south side of the street. Improvements for the entrance will be constructed at such a time when Phase 3 activity begins.
- Material stockpiling. Excavated materials will be stockpiled in the eastern and western ends of the north side of the project site during the active excavation and fill operations, for screening during the operation and for eventual removal.
- Excavation and fill zones. These areas will be located in the interior of the project site. The extent of the topsoil excavation is limited by operational considerations for efficient minable depth. The USDA Soil Map shows Troxel silt loam, McHenry silt loam, Plano silt loam, Kidder soils, Griswold loam, and Ringwood silt loam as the component soils on site. Geotechnical investigations will be conducted in the future prior to planning final site development post closure. Post excavation, the excavated areas will be filled with clean fill material, compacted and graded to a stable 3 to 1 slope maximum per ordinance requirements.

Phasing and Schedule:

The operational phasing for storm water management, screening, and excavation and filling activities are illustrated on the plan included as Exhibit 4.

The proposed mining is planned in phases to minimize disturbance and erosion on site and to better optimize the efficiency of grading equipment and truck traffic. In general, it is intended that conveyor trucks will excavate topsoil materials and move them within the site, and exit only after the project is completed. It is intended that trucks will haul clean fill materials into the site, off-load, and then proceed to exit. Typical grading equipment would place and compact the clean fill material in areas recently excavated. Each phase is anticipated to take 3-5 years to complete, depending on the timing of incoming fill shipments. The phases are described below.

Phases 1A and 1B. Mining and reclamation in the easterly quarter of the project site will include:

- Stripping overburden from the westerly and easterly quarters of the property. Topsoil will not be excavated below 895 feet of elevation, to ensure no exposure of the water table which is estimated at 865 feet. The overburden and topsoil removal will be performed by scrapers, backhoes or bulldozers and haul trucks with the objective of recovering as much of the suitable soil material as possible while minimizing the surface area exposed to erosion.
- All suitable topsoil materials will be stockpiled on site, stabilized and subsequently redistributed on site for contemporaneous reclamation of the fill phases and for final reclamation activities. Overburden material will provide two berms for visual screening and stormwater runoff diversion along CTH MM and USH 14 during the excavation activities. Any surplus that is not used to reclaim the mined areas will subsequently be used on other sites.
- Constructing temporary erosion control facilities (sediment basins) on both the north and south sides of the project site, as shown on the plan. The southwest basin will receive water from the north half of the site via the existing culvert under Lacy Road. The northeast basin will receive water from the eastern half of the site. Both basins will be designed to treat and manage the runoff from the subject property before it is discharged to the land south of Lacy Road.
- Reclaiming (grading) the mined area with imported general fill material.

Phase 2A. As the easterly and westerly portions of the site are built up, material excavation and contemporaneous reclamation operations will progress to the interior of the site:

- Stripping and stockpiling overburden from Phase 2A. Overburden material that is not suitable for berm construction and surface reclamation will be stockpiled in the easterly and westerly portions of the property for use as contemporaneous fill material to reclaim the mined areas and for use on other sites.
- Contemporaneously reclaiming the mined area with general fill material.

Phase 2B. After the economically minable soil has been removed, the final phase of activity will consist of placing clean fill material in Phase 2B according to the final grading plan, and reclamation of the filled areas.

Phase 3 A and B. As the north side of the project site is built up, operations will move to the south side of the project site. Mining and Reclamation activity within Phase 3 will occur in the same fashion as outlined in the previous phases.

As each phase is brought up to proposed grade and progresses internally to the access point of the site, the placed fill will be stabilized and vegetated per the approved specifications.

Final Site Topography

Refer to Exhibit 4 for anticipated reclaimed topography and site conditions. In order to create sites for future development, final grading will be conducted in a manner that creates suitable terrain to accommodate potential future development. Final slopes will be graded at 2-4% typical slopes and stabilized with topsoil, seed, and mulch. Final grades are intended to minimize and eliminate the need for tall retaining walls and blank building walls.

Final grading will establish a general drainage pattern with approximately one third of the project site draining to an existing culvert and the western temporary sediment basin, and two thirds of the area draining to another temporary sediment basin to the east, and through another existing culvert. Runoff from CTH MM and the Terravessa development to the east of CTH MM will be routed around the southeast corner of the site between the berm and roadway, to an existing culvert under Lacy Road. (See Exhibit 5 Proposed Watershed Exhibit showing the proposed drainage pattern.)

Methods of Topsoil

Topsoil or topsoil substitute material shall be redistributed over the filled areas in a manner which minimizes compaction and prevents erosion. Since the post mining use is not intended to be long-term agricultural cultivation, the topsoil material will be uniformly distributed with a minimum average thickness of 4 inches. Spreading or grading of the top soil will not be performed during a precipitation event or afterwards until the soils have sufficiently dried.

No impervious surfaces are anticipated to be present post-reclamation, and therefore will not require any additional post-mining / post-construction storm water management treatment. Future development of the site will require a revised stormwater management plan.

Revegetation Plan & Standards for Revegetation

Seedbed preparation, seeding and mulching will be performed in accordance with the most current versions of the NRCS standards and will comply with the requirements of Dane County's Chapter 74 Non-Metallic Mining ordinance.

Post reclamation grading will be topped with a minimum of 4-inches of topsoil re-spread and prepared for a seed bed with a harrow rake, tilling and disking, or a combination thereof in accordance with City of Fitchburg standard specifications. Reclaimed areas shall be stabilized as soon as possible following topsoil re-spreading and preparation of seed bed to reduce exposed soils and potential for erosion.

Soils that are properly prepared as specified above may be seeded at any time during the growing season weather conditions permitting, except that no seeding will be performed between July 1 and August 15, unless pre-authorized by the Dane County Land Conservation Department.

Seeding and mulching activities will be carried out using specified equipment, and in a manner to avoid soil compaction in accordance with seeding specifications. Within 30 days after filling in any given area reaches the elevation and slope specified in the grading plan, the area will be seeded with an interim cover crop seed mix. Annually, in August or September, these areas will be prepared (tiled and final graded), seeded and mulched in accordance with the following standards:

Seeding:

- The area seeded will not exceed the area that can be mulched on the same day.
- Seed will be uniformly sown by means of broad-cast equipment adapted to the purpose and the seed area will be lightly raked or dragged to cover the seed with approximately one-fourth inch of soil. After seeding, that areas will be lightly rolled or compacted by means of suitable equipment or improves seed to soil contact and germination.

Erosion and Stormwater

Prior to any land disturbing activities, perimeter erosion control measures will be installed on the project site boundary, and a construction entrance tracking pad will be installed on the access point of the site as shown on the Grading & Erosion Control Plan. Runoff during mining operations will be directed to drain to the swale and culverts along the southerly boundary of the fill site and be conveyed to temporary sediment basins. As shown on the Grading Plan, stormwater facilities will be designed and installed to manage runoff rate and sediment control for the watershed.

Interim Reclamation and Compliance Certification

Safety and Security:

Upon completion, this reclamation plan is intended to establish a final surface landform on the project site that will be suitable for future development in compliance with the City of Fitchburg *Comprehensive Plan*. The landform will not have any ledges, highwalls, or slopes exceeding grades of 3:1. As such, security barriers or fencing are not deemed necessary.

Interim Reclamation:

A main element of this reclamation plan is that mine operations will be conducted in a manner that minimizes the acreage being mined and/or filled at any given time. It is anticipated that only 5 to 10 acres will be open at any given time. This approach, along with the contemporaneous final and interim reclamation, will minimize the total area exposed to erosion in accordance with NR 135.06.

Once specific areas are stabilized, the owner will request that Dane County consider the incremental area reclaimed for the purposes of reduction of fees under NR 135.41. Upon completion of reclamation for a given area, notice will be given to the City and Dane County requesting that a determination be made concerning compliance with the reclamation plan, NR 135, and the Dane County Non-metallic Mining Reclamation Ordinance.

Financial Assurance:

The owners shall provide Financial Assurance as required by Dane County Ordinance s. 74.124.

Owner's Compliance Statement

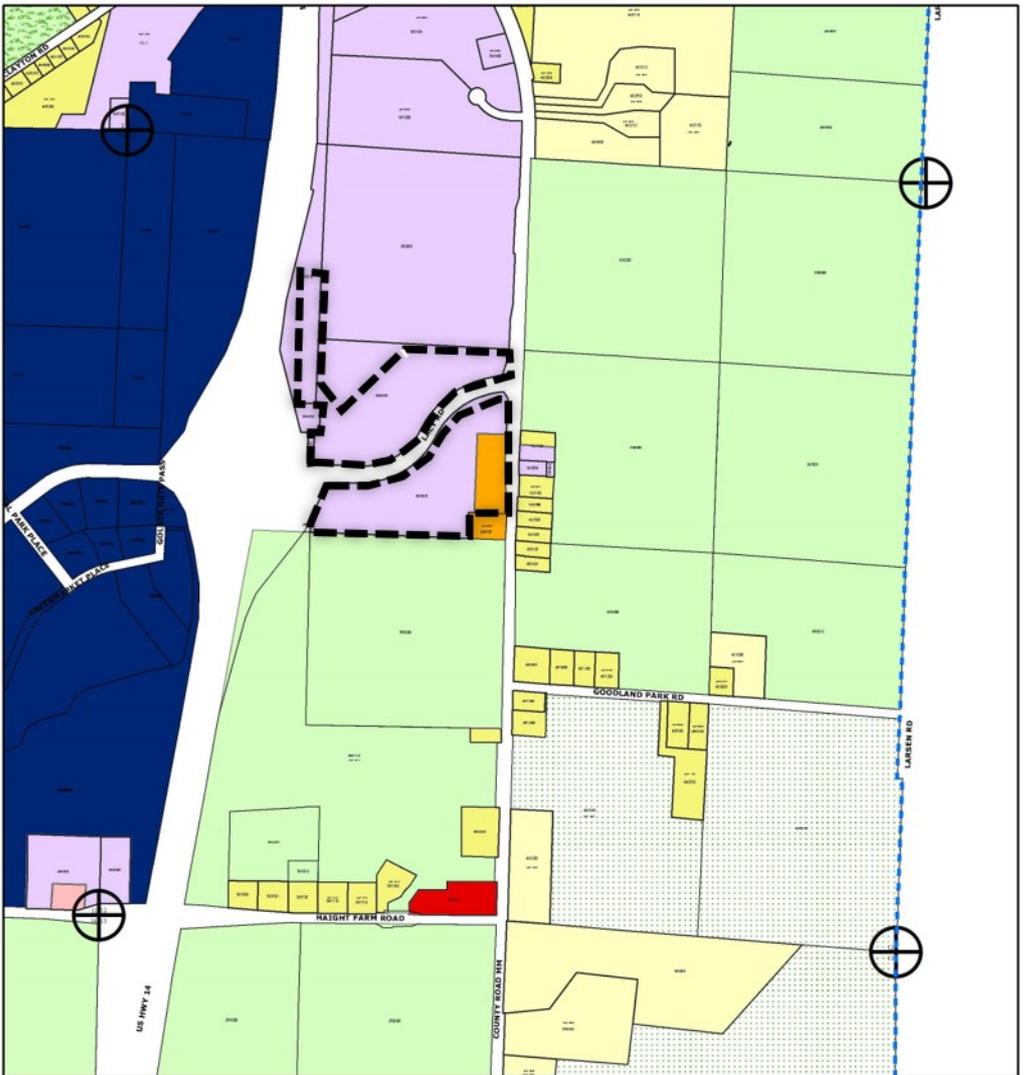
Duane E. Osborn Family GST Trust, as owner, hereby agrees to comply with the provisions of this Management and Reclamation Plan, the Dane County Non-metallic Minerals Mining Reclamation Ordinance, and the Wisconsin non-metallic mining reclamation standards established in NR 135.05 through NR 135.15 of the Wisconsin Administrative Code in effect as of the date below.

Signature: _____

Date: _____

Exhibits

- Exhibit 1: City of Fitchburg Zoning Map**
- Exhibit 2: Northeast Neighborhood Future Land Use Map**
- Exhibit 3: USDA Soils Map**
- Exhibit 4: Topographic Survey, Operation, Grading and Erosion Control Plans**
- Exhibit 5: Watershed Exhibit**



CITY OF FITCHBURG

SECTION 12 TOWNSHIP 6N RANGE 9E

Zoning Districts

	R-R: Rural Residential		R-D: Rural Development
	R-L: Low Density Residential		I-S: Specialized Industrial
	R-LM: Low to Medium Density Residential		I-G: General Industrial
	R-HA: Former R-4 Residential		PDD-GIP: Planned Development District - General Implementation Plan
	R-M: Medium Density Residential		PDD-SIP: Planned Development District - Specific Implementation Plan
	R-H: High Density Residential		P-R: Park and Recreation District
	B-P: Professional Business		A-T: Transitional Agriculture
	B-G: General Business		A-X: Exclusive Agriculture
	B-H: Highway Business		A-S: Small Lot Agriculture
			SC-NC: SmartCode - New Community

 City Limits
 Wellhead Protection Area

 Section Corner

0 205 410 820 1,230 1,640 2,050 Feet



Prepared by: Planning and Zoning Department 03/16



CLIENT:
**R. OSBORN
ENTERPRISES**

CLIENT ADDRESS:
**5136 LACY RD.
FITCHBURG, WI 53711**

PROJECT:
**FILL SITE
CONDITIONAL USE
PERMIT**

PROJECT LOCATION:
**FITCHBURG, WI
DANE COUNTY**

PLAN MODIFICATIONS:

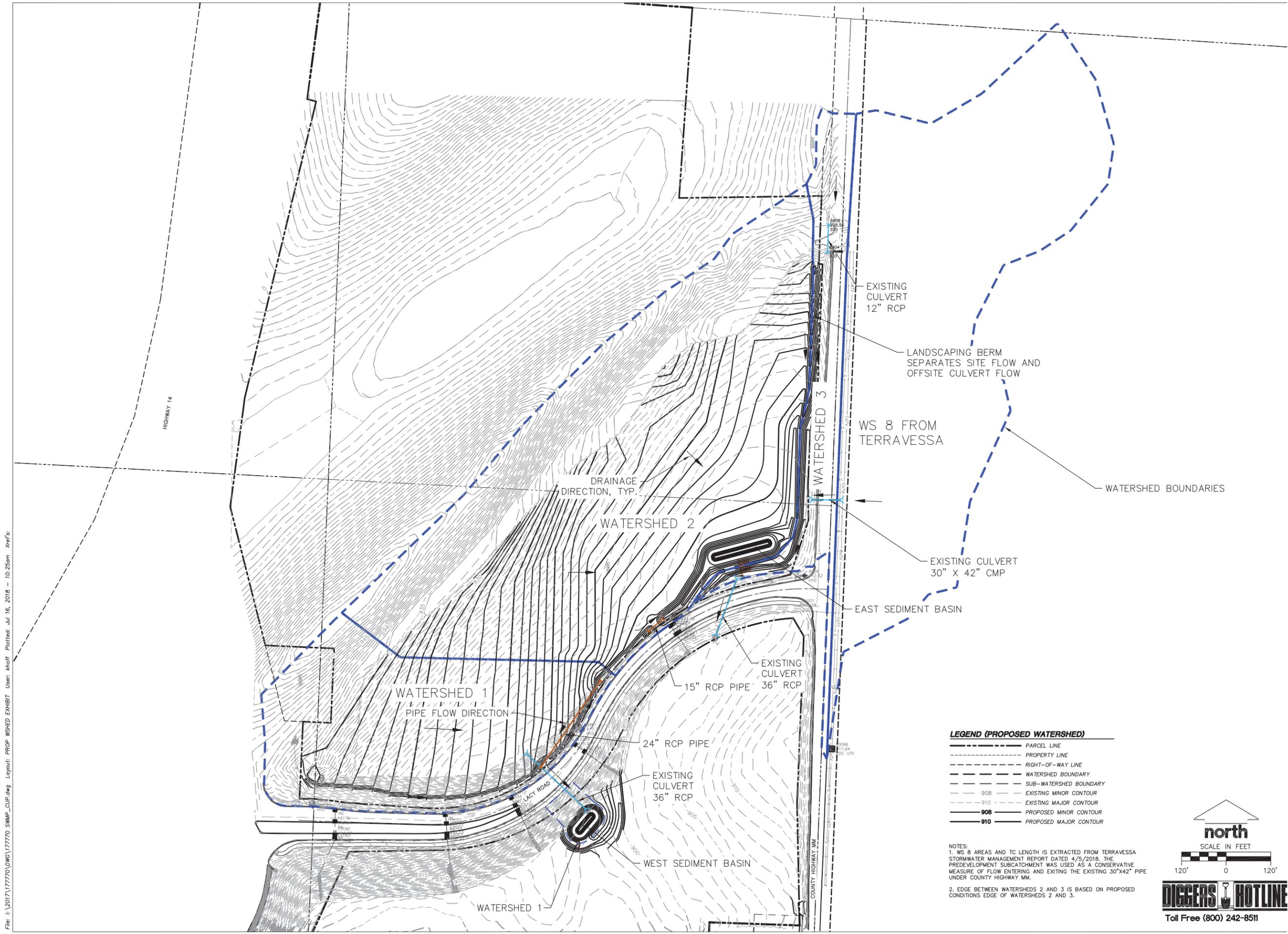
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1	07-24-18	CUP SUBMITTAL
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12		
13		
14		
15		

Design/Drawn: KWH
Approved: HPJ

SHEET TITLE:
**PROPOSED WATERSHED
EXHIBIT**

SHEET NUMBER:

JSD PROJECT NO: 17-7770



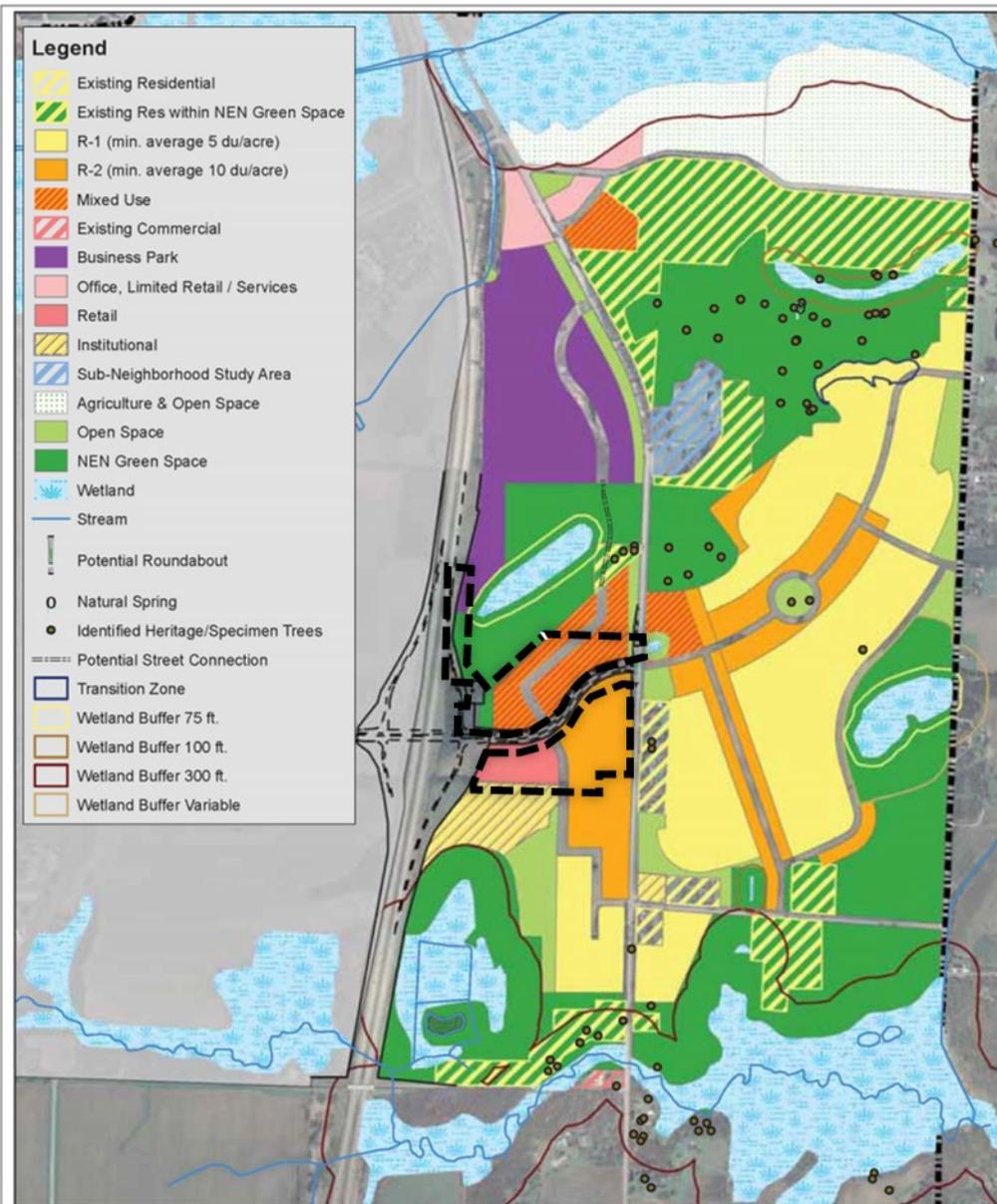
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NOT FOR CONSTRUCTION**



File: I:\2017\177770\DWG\177770 SWMP_CUP.dwg Layout: PROP WSHED EXHIBIT User: kwhoff Plotted: Jul 16, 2018 - 10:25am Xref's:

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Figure 5 - 1: Future Land Use Map



Northeast Neighborhood
Future Land Use

November 2009

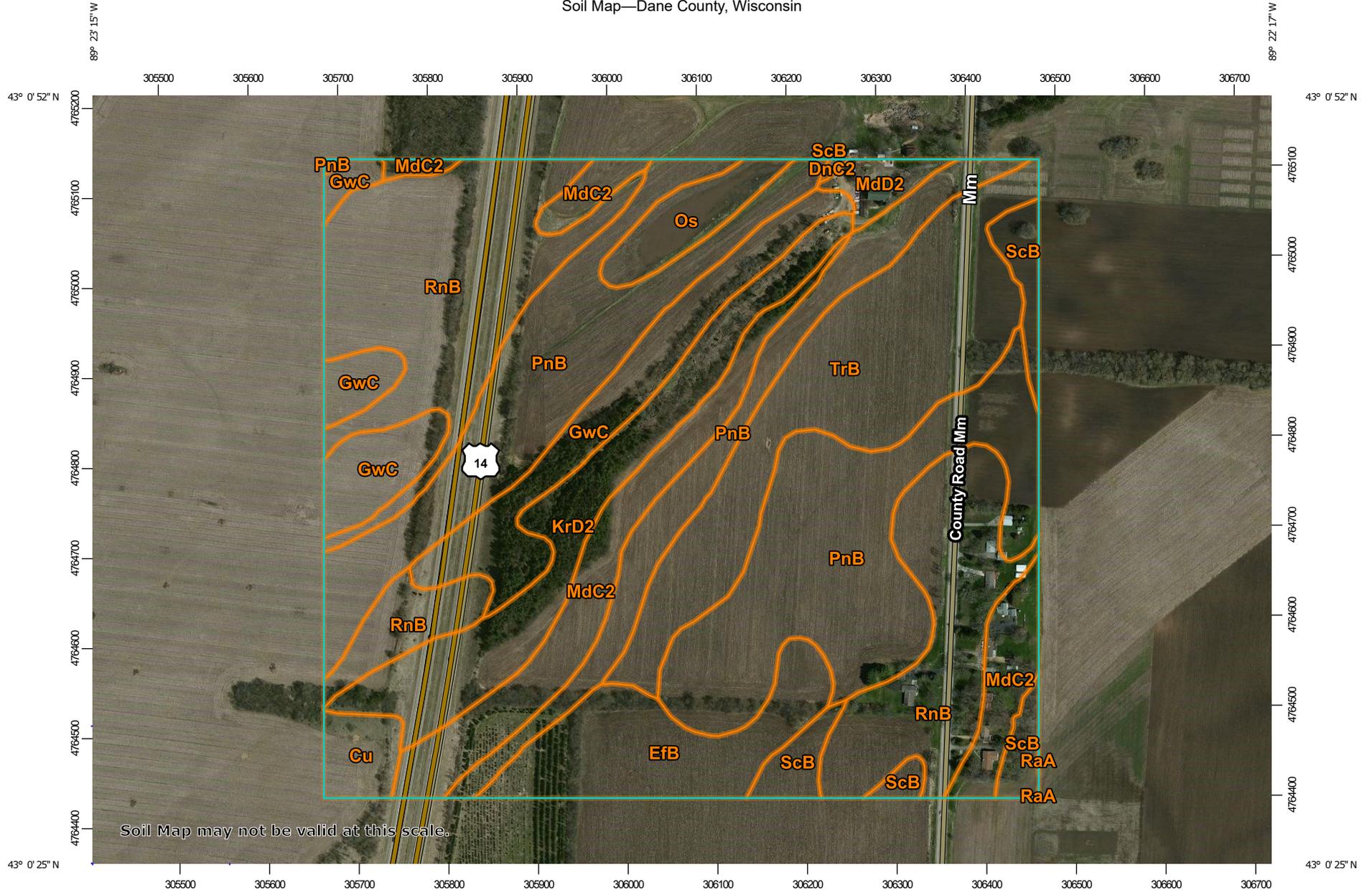
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0 275 550 1,100
Feet

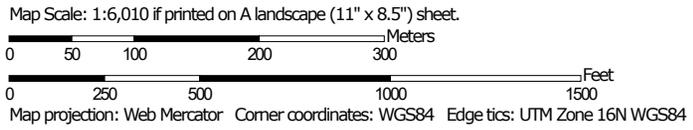
Sources:
Natural Resources Consulting, Inc.
Ruekert-Mielke
Schreiber Anderson Associates
City of Fitchburg
Dane County LIO



Soil Map—Dane County, Wisconsin



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cu	Cut and fill land	1.9	1.4%
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	0.1	0.1%
EfB	Elburn silt loam, 0 to 3 percent slopes	8.2	5.8%
GwC	Griswold loam, 6 to 12 percent slopes	12.5	8.9%
KrD2	Kidder soils, 10 to 20 percent slopes, eroded	10.6	7.6%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	12.2	8.7%
MdD2	McHenry silt loam, 12 to 20 percent slopes, eroded	1.4	1.0%
Os	Orion silt loam, wet	2.8	2.0%
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	40.1	28.6%
RaA	Radford silt loam, 0 to 3 percent slopes	0.0	0.0%
RnB	Ringwood silt loam, 2 to 6 percent slopes	29.3	20.9%
ScB	St. Charles silt loam, 2 to 6 percent slopes	4.2	3.0%
TrB	Troxel silt loam, 0 to 3 percent slopes	17.1	12.2%
Totals for Area of Interest		140.4	100.0%

FILL SITE CONDITIONAL USE PERMIT

CITY OF FITCHBURG, WISCONSIN
 SE 1/4, NW 1/4, SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST



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MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
R. OSBORN ENTERPRISES

CLIENT ADDRESS:
 5136 LACY RD.
 FITCHBURG, WI 53711

**PRELIMINARY
 NOT FOR CONSTRUCTION**

PROJECT:
FILL SITE CONDITIONAL USE PERMIT

PROJECT LOCATION:
**FITCHBURG, WI
 DANE COUNTY**

PLAN MODIFICATIONS:

#	Date	Description
1	07-24-18	CUP SUBMITTAL
2	05-21-19	CUP SUBMITTAL
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Design/Drawn: KWH
 Approved: HPJ

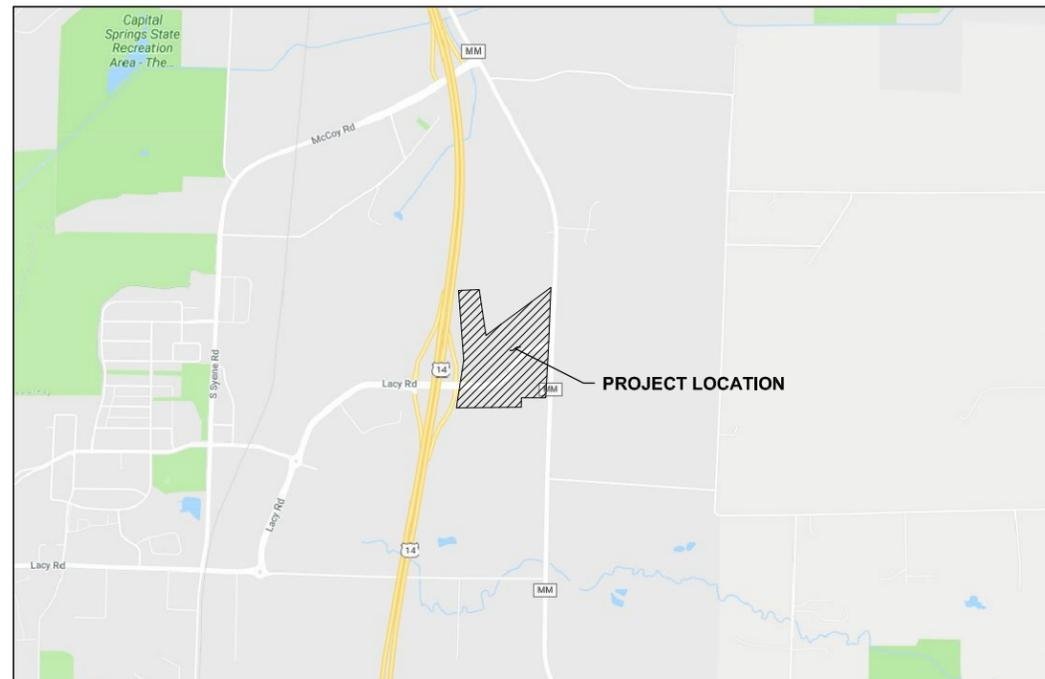
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 17-7770

DRAWING INDEX

- C0.0 TITLE SHEET
- C1.0 SURVEY
- C2.0 OPERATIONAL PLAN
- C3.0 GRADING AND EROSION CONTROL PLAN
- C3.1 GRADING AND EROSION CONTROL DETAILS
- C4.0 FINAL GRADING CROSS SECTIONS



PROJECT AREA
 NOT TO SCALE



PROJECT INFORMATION

OWNER
 DUANE OSBORN AND R. OSBORN ENTERPRISES
 C/O: DARCY COTTRILL
 CONTACT: RYAN OSBORN
 5136 LACY RD.
 FITCHBURG, WI 53711
 608-692-8292
 ryan_osborn@hotmail.com

MINE OPERATOR
 DALE OSBORN
 C/O DARCY COTTRILL
 RYAN OSBORN
 5136 LACY RD.
 FITCHBURG, WI 53711
 608-220-0010

CONSULTING ENGINEER
 JSD PROFESSIONAL SERVICES, INC.
 CONTACT: HANS JUSTESON
 161 HORIZON DRIVE, SUITE 101
 VERONA, WI 53593
 608-848-5060 (Office)
 608-848-2255 (Fax)
 hans.justeson@jdsinc.com

MUNICIPAL CONTACTS

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 CONTACT: BILL BALKE
 5520 LACY RD.
 FITCHBURG, WI 53711
 608-270-4260 (Office)
 608-270-4275 (Fax)
 bill.balke@fitchburgwi.gov

UTILITY CONTACTS

GAS AND ELECTRIC
 MADISON GAS AND ELECTRIC CO.
 CONTACT: STEVE BEVERSDORF
 133 S. BLAIR ST.
 MADISON, WI 53701
 608-252-1552 (Office)
 608-444-9620 (Mobile)
 sbeverdort@mge.com

CABLE TV
 CHARTER COMMUNICATIONS
 CONTACT: KIRK UPPERMAN
 2701 DANIELS ST.
 MADISON, WI 53718
 608-274-3822 EXT. 6741 (Office)
 608-209-3206 (Cell)
 kirk.upperman@chartercom.com

COMMUNICATIONS
 TDS TELECOM
 CONTACT: GARIN MAYER
 525 JUNCTION RD.
 MADISON, WI 53717
 608-664-4889 (Office)
 608-345-6115 (Cell)
 garin.mayer@tdstelecom.com



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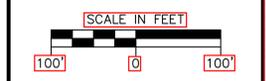
R. OSBORN ENTERPRISES

5136 LACY ROAD
 FITCHBURG, WI 53711

PROJECT:
OSBORN PROPERTIES

PROJECT LOCATION:
 CITY OF FITCHBURG
 DANE COUNTY, WI

JSD PROJECT NO.: **17-7770**



DESIGN: _____
 DRAWN: **CJO** _____ DATE: **04-03-17**

APPROVED: _____

PLAN MODIFICATIONS: _____ DATE: _____

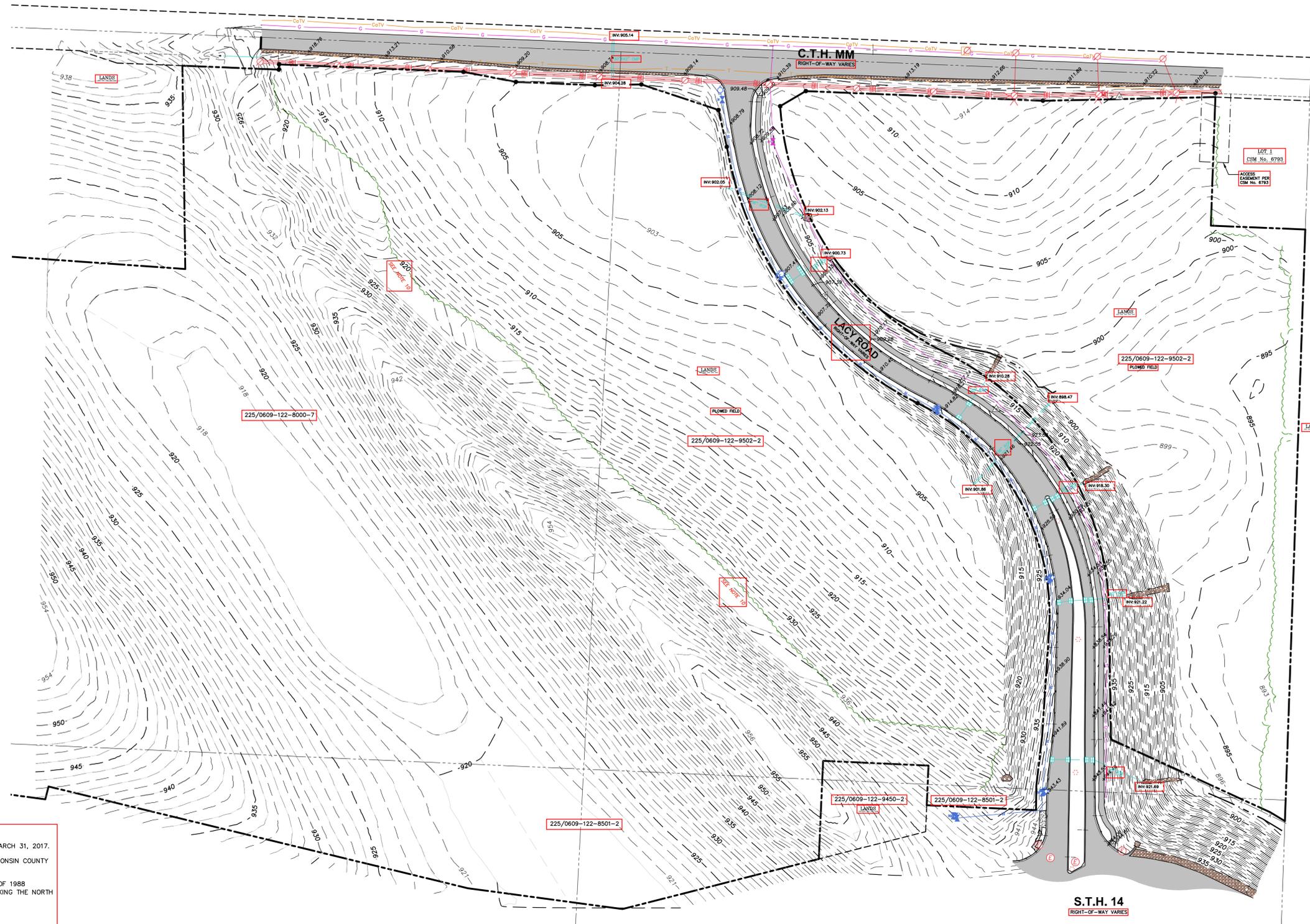


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 Milwaukee Area (262) 432-910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

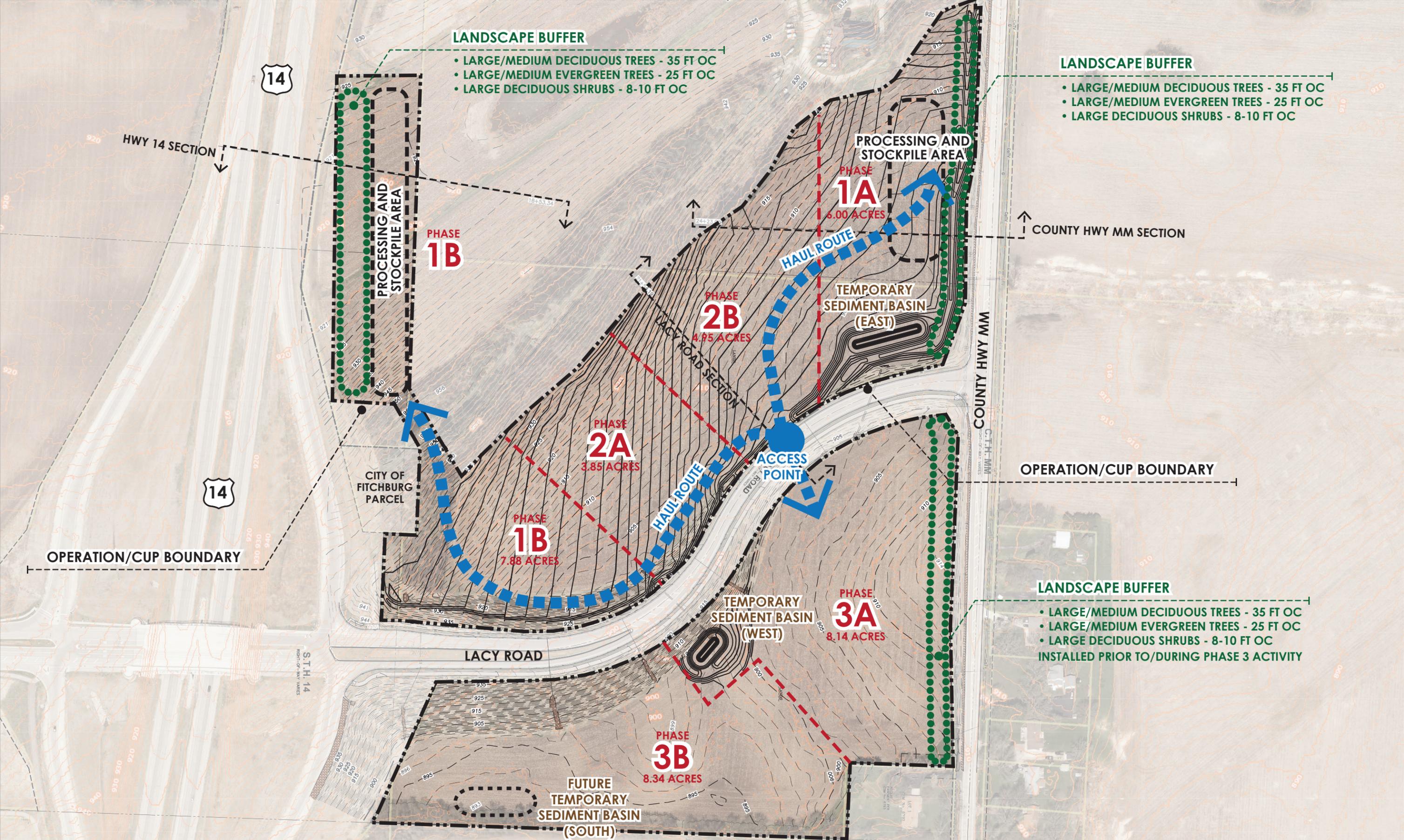
SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
1 OF 1

- LEGEND**
- 1/4" REBAR FOUND
 - CONTROL POINT
 - SIGN
 - CURB INLET
 - ENDWALL/END OF PIPE
 - GAS VALVE
 - ELECTRIC MANHOLE
 - POWER POLE W/GUY
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE LINE
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE
 - EDGE OF WOODS OR BRUSH
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - DITCH LINE
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - GRAVEL
 - CONCRETE PAVEMENT
 - EDGE OF BITUMINOUS
 - END OF FLAGGED UTILITIES



- NOTES**
- FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON MARCH 31, 2017.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY ZONE.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A RAILROAD SPIKE IN THE PAVEMENT MARKING THE NORTH 1/4 CORNER OF SECTION 12, T06N, R09E, ELEVATION = 887.03'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20171307779, 20171203127, 20171203142 AND 20171203108, WITH A CLEAR DATE OF MARCH 24, 2017.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 CITY OF FITCHBURG
 MGE (ELECTRIC AND GAS)
 AT&T
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - CONTOURS NORTH OF TREE LINE ARE EXTRACTED CONTOURS FROM THE DANE COUNTY GIS AERIAL MAPPING SOURCE AND ARE BLENDED WITH JSD FIELD SURVEYED CONTOURS. THE CONTOURS NORTH OF THE TREE LINE HAVE NOT BEEN FIELD VERIFIED.
 - WATER LINE WAS NOT FIELD LOCATED AND WATER LINE IS DRAWN IN BY CONNECTING SHOT WATER VALVES.





LEGEND (GRADING & EROSION CONTROL)

--- PROPERTY LINE	WAT	EXISTING WATER MAIN
--- ROW LINE	E	EXISTING ELECTRIC
--- 901	□	SILT FENCE
--- 900	□	INLET PROTECTION, TYPE D
--- 901	□	STONE BERM
--- 900	□	SPOT ELEVATION
--- EDGE OF PAVEMENT	□	EP - EDGE OF PAVEMENT
--- SAN	□	FG - FINISH GRADE
--- G	□	EC - EDGE OF CONCRETE
--- ST	□	RIM - RIM ELEVATION
	□	EX - EXISTING

CONSTRUCTION SITE EROSION CONTROL

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF FITCHBURG OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF FITCHBURG ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF FITCHBURG PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF FITCHBURG.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND FOR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
 - *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEED, MULCH, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF FITCHBURG ORDINANCE.



JSD
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Engineers • Surveyors • Planners

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CLIENT:
R. OSBORN ENTERPRISES

CLIENT ADDRESS:
**5136 LACY RD.
FITCHBURG, WI 53711**

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
**FILL SITE
CONDITIONAL USE
PERMIT**

PROJECT LOCATION:
**FITCHBURG, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date	Description
1	07-24-18	CUP SUBMITTAL
2	05-21-19	CUP SUBMITTAL
3		
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Design/Drawn: KWH
Approved: HPJ

SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
C3.0

JSD PROJECT NO: 17-7770

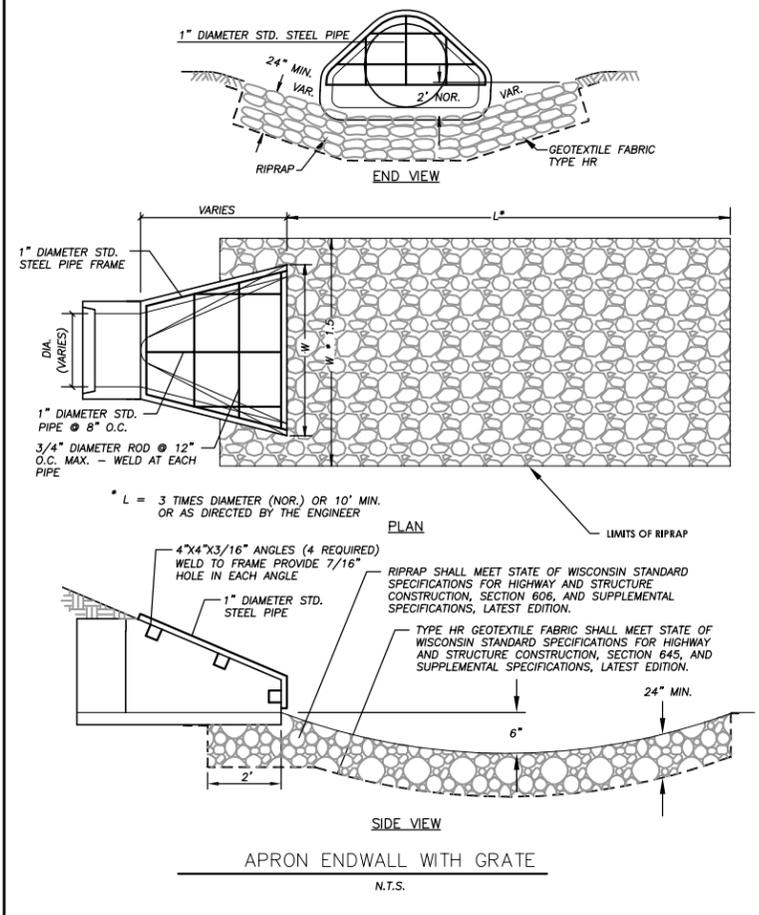
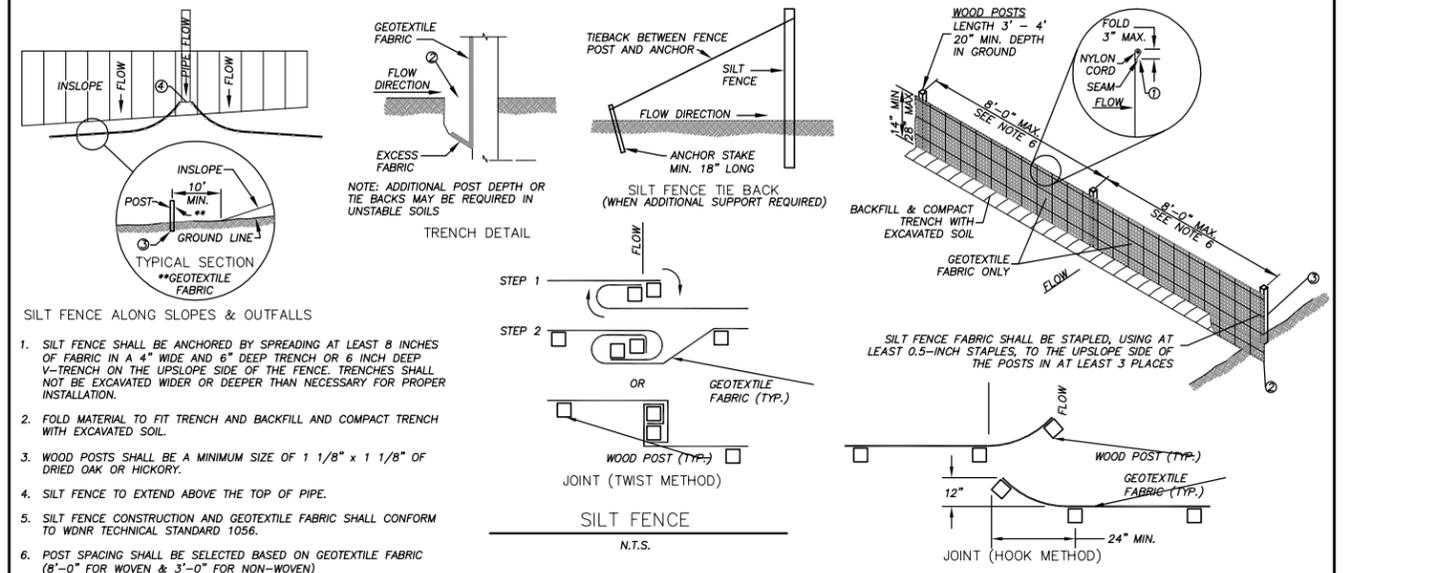
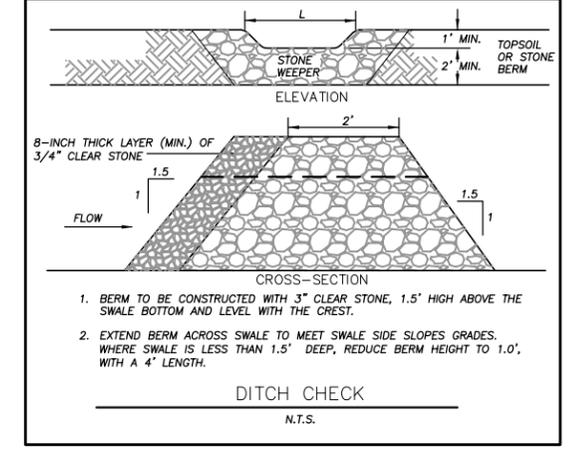
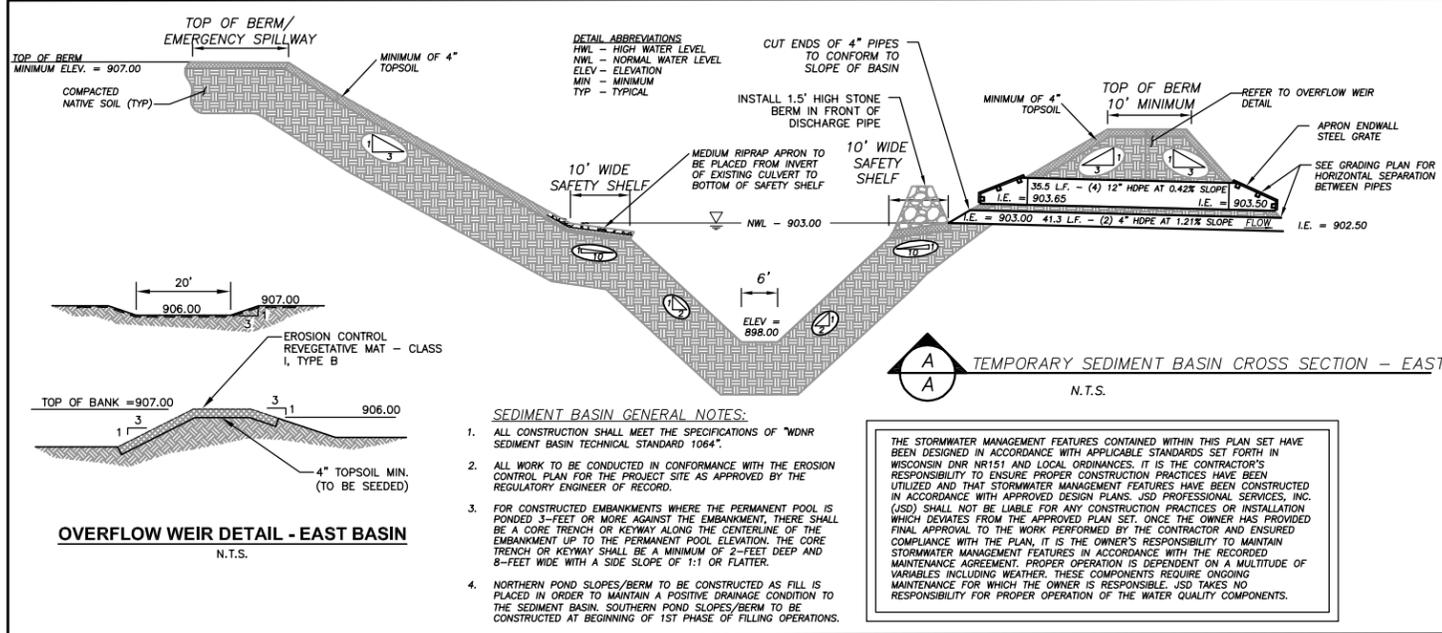
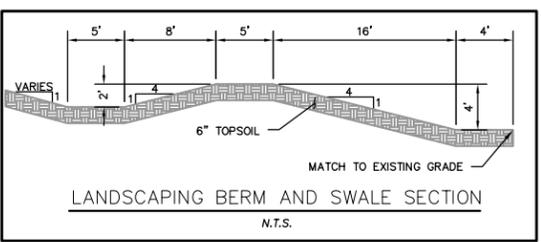
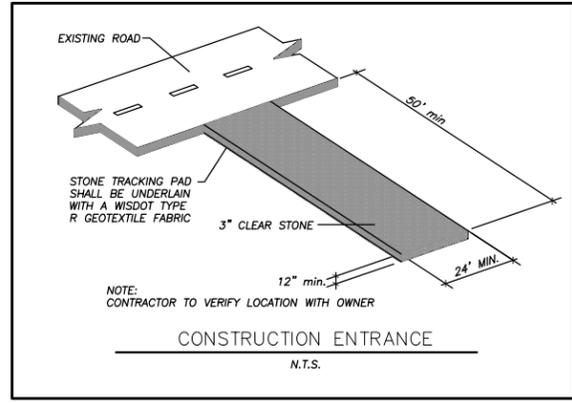
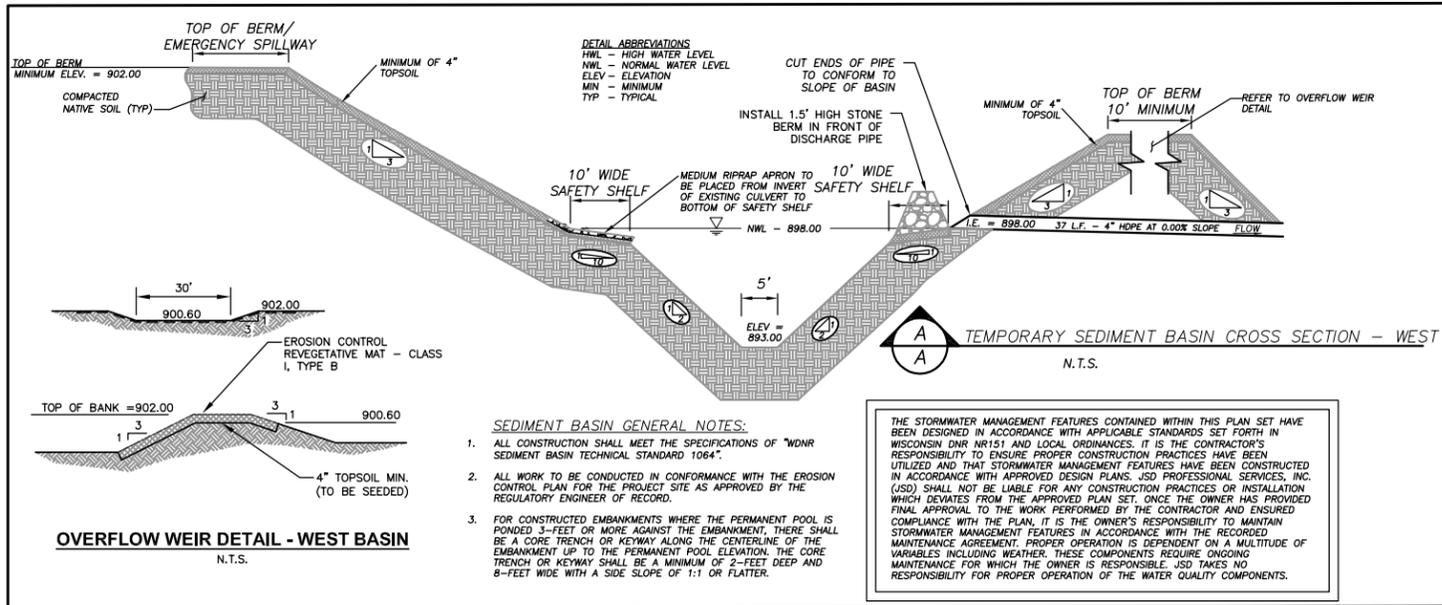


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PROJECT:
**FILL SITE
CONDITIONAL USE
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Design/Drawn: KWH
Approved: HPJ

SHEET TITLE:
**GRADING AND EROSION
CONTROL DETAILS**

SHEET NUMBER:
C3.1

JSD PROJECT NO: 17-7770



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PLAN MODIFICATIONS:

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Design/Drawn: **KMH**
Approved: **HPJ**

SHEET TITLE:
SITE SECTIONS

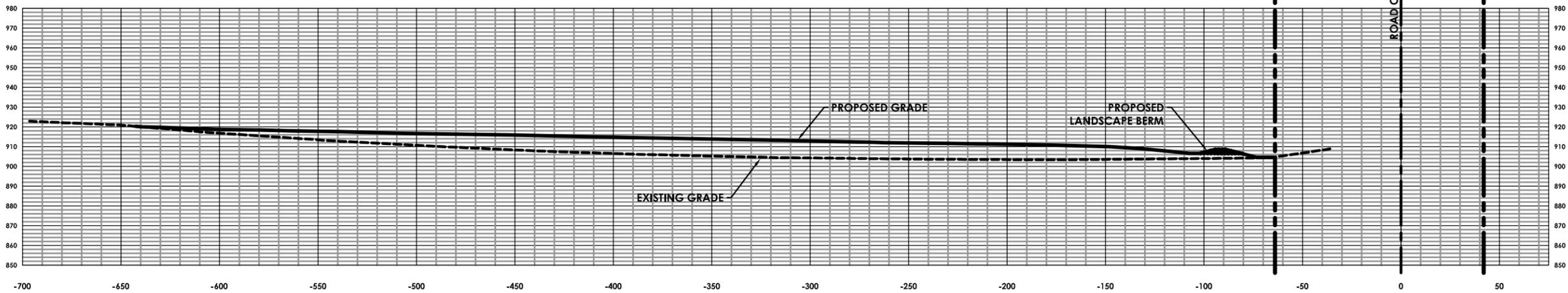
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JSD PROJECT NO: 17-7770

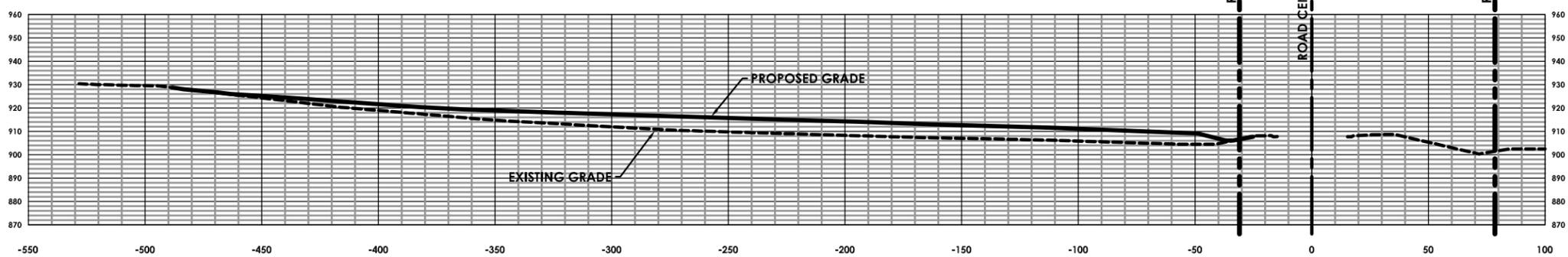
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COUNTY HWY MM SECTION



LACY ROAD SECTION



HWY 14 SECTION

