



Sawyer County

Agenda

Zoning Committee Meeting

Friday, October 15, 2021 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at [1-312-626-6799](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting. The **Sawyer County Zoning Committee** relative to the following proposals:

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of September 17, 2021 meeting minutes
[9-17-2021 ZC Minutes](#)

7 - 8

9 - 10

- e. Public Comment

Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing.

3. REZONE APPLICATIONS

- a. None

4. CONDITIONAL USE APPLICATIONS

11 - 20

- a. A Public Hearing in the Town of Hunter. CUP #21-030. Owner: John & Lisa Knur. Part of the W ½ NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory building 16' x 32' on vacant property per section 4.26(1) of the Sawyer County Ordinance.

[CUP #21-030, John & Lisa Knur pkt.](#)

- b. Discussion/Action in the Town of Hunter. CUP #21-030. Owner: John & Lisa Knur. Part of the W ½ NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory building 16' x 32' on vacant property per section 4.26(1) of the Sawyer County Ordinance.

21 - 35

- c. A Public Hearing in the Town of Bass Lake. CUP #21-023. Owner: Vaughan Skille. Agent: Milestone Materials. Part of Government Lot 1, Parcel #002-940-33-5102 and Part of the NW ¼ of the NE ¼; Parcel #002-940-33-1201; All in S33, T40N, R09W; 54.995 total acres; zoned Agricultural One (A-1). Permit desired for the renewal of CUP #18-019 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved May 19, 1995 and most recently renewed October 19, 2018.

[CUP #21-023, Vaughan Skille pkt.](#)

- d. Discussion/Action in the Town of Bass Lake. CUP #21-023. Owner: Vaughan Skille. Agent: Milestone Materials. Part of Government Lot 1, Parcel #002-940-33-5102 and Part of the NW ¼ of the NE ¼; Parcel #002-940-33-1201; All in S33, T40N, R09W; 54.995 total acres; zoned Agricultural One (A-1). Permit desired for the renewal of CUP #18-019 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved May 19, 1995 and most recently renewed October 19, 2018.

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- e. A Public Hearing in the Town of Lenroot. CUP #21-024. Owner: Todd's Redi Mix Concrete LLC. Part of the NW ¼ of the SW ¼; Parcel #014-941-11-3202; S11; and Part of the NE ¼ of the SW ¼; Parcel #014-941-11-3102; all in S11, T41N, R09W; 50 total acres; zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-015 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved February 15, 2001 and most recently renewed October 19, 2018.

[CUP #21-024, Todd's Redi-Mix Concrete LLC pkt.](#)

- f. Discussion/Action in the Town of Lenroot. CUP #21-024. Owner: Todd's Redi Mix Concrete LLC. Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; Parcel #014-941-11-3202; S11; and Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; Parcel #014-941-11-3102; all in S11, T41N, R09W; 50 total acres; zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-015 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved February 15, 2001 and most recently renewed October 19, 2018.

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- g. A Public Hearing in the Town of Lenroot. CUP #21-025. Owner: Todd's Redi Mix Concrete LLC. Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Parcel #014-941-10-4401 and Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Parcel #014-941-10-4101 all in S10, T41N, R09W; 80 total acres; Zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-014 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved April 20, 1990 and most recently renewed October 19, 2018.

[CUP #21-025, Todd's Redi-Mix Concrete LLC pkt.](#)

- h. Discussion/Action in the Town of Lenroot. CUP #21-025. Owner: Todd's Redi Mix Concrete LLC. Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Parcel #014-941-10-4401 and Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Parcel #014-941-10-4101 all in S10, T41N, R09W; 80 total acres; Zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-014 for the location/operation of a non-metallic mineral extraction, including rock crusher, asphalt plant, and ready mix concrete plant. This CUP was originally approved April 20, 1990 and most recently renewed October 19, 2018.

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- i. A Public Hearing in the Town of Hayward and Town of Lenroot. CUP #21-026. Owner: Todd's Redi Mix Concrete LLC. Part of the N1/4 NW $\frac{1}{4}$, Part of the SW1/4 NW1/4; S14, T41N, R9W; Parcel #'s 010-941-14-2201, 010-941-14-2101, 010-941-14-2301 and 010-941-14-2304; and Part of the NE1/3 SW1/4, and S1/2 SW1/4; S11, T41N, R9W; Parcel #'s 014-941-11-3401, 014-941-11-3101 and 014-941-11-3301; Part of the NE1/4 NW1/4; S14, T41N, R9W; 201.93 total acres; Zoned Forestry One (F-1) and Commercial One (C-1). Permit desired for the renewal of CUP #18-016 for the location of a non-metallic mineral extraction operation, including rock crusher, and asphalt plant. This CUP was originally approved at public hearing on December 15, 2000 and most recently renewed on October 19, 2018.

[CUP #21-026, Todd's Redi-Mix Concrete LLC pkt.](#)

- j. Discussion/Action in the Town of Hayward and Town of Lenroot. CUP #21-026. Owner: Todd's Redi Mix Concrete LLC. Part of the N1/4 NW 1/4, Part of the SW1/4 NW1/4; S14, T41N, R9W; Parcel #'s 010-941-14-2201, 010-941-14-2101, 010-941-14-2301 and 010-941-14-2304; and Part of the NE1/3 SW1/4, and S1/2 SW1/4; S11, T41N, R9W; Parcel #'s 014-941-11-3401, 014-941-11-3101 and 014-941-11-3301; Part of the NE1/4 NW1/4; S14, T41N, R9W; 201.93 total acres; Zoned Forestry One (F-1) and Commercial One (C-1). Permit desired for the renewal of CUP #18-016 for the location of a non-metallic mineral extraction, including rock crusher, asphalt plant, and ready mix concrete plant. This CUP was originally approved at public hearing on December 15, 2000 and most recently renewed on October 19, 2018.
- 89 - 102 k. A Public Hearing in the Town of Couderay. CUP #21-027. Owner: Donald Winter. Part of the NE 1/4 of the SW 1/4 including Outlot 2 CSM 29-224 #7436; S10, T38N, R08W; Parcel #004-838-10-3103; 40.62 total acres; Zoned Agricultural One (A-1). Permit desired for the renewal of conditional use permit #18-017 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved on April 24, 1992 and most recently renewed October 19, 2018.
[CUP #21-027, Donald Winter pkt.](#)
- l. Discussion/Action in the Town of Couderay. CUP #21-027. Owner: Donald Winter. Part of the NE 1/4 of the SW 1/4 including Outlot 2 CSM 29-224 #7436; S10, T38N, R08W; Parcel #004-838-10-3103; 40.62 total acres; Zoned Agricultural One (A-1). Permit desired for the renewal of conditional use permit #18-017 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved on April 24, 1992 and most recently renewed October 19, 2018.
- 103 - 118 m. A Public Hearing in the Town of Round Lake. CUP #21-028. Owner: Mathy Construction Company. Part of the NW 1/4 of the NE 1/4 and Part of the SW 1/4 of the NE 1/4; all in section 02, T41N, R07W; Parcel #024-741-02-1201 and #024-741-02-1301; 56.46 total acres; Zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-020 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved March 20, 2001 and most recently renewed on October 19, 2018.
[CUP #21-028, Mathy Construction pkt.](#)

- n. Discussion/Action in the Town of Round Lake. CUP #21-028. Owner: Mathy Construction Company. Part of the NW ¼ of the NE ¼ and Part of the SW ¼ of the NE ¼; all in section 02, T41N, R07W; Parcel #024-741-02-1201 and #024-741-02-1301; 56.46 total acres; Zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-020 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved March 20, 2001 and most recently renewed on October 19, 2018.

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- o. A Public Hearing in the Town of Round Lake. CUP #21-029. Owner: Mrotek Pit LLC and Dianne Dennis. The SW ¼ of the SW ¼, Part of the NE ¼ of the SW ¼, The NW ¼ of the SW ¼, and Part of the SW ¼ of the SW ¼ ; All in S01, T41N, R08W; Parcel #'s 024-841-01-3301, -3101, -3201, 3404; total acres 154.44; All zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-018 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved on June 16, 1989 and most recently renewed on October 19, 2018.

[CUP #21-029, Mrotek Pit LLC pkt.](#)

- p. Discussion/Action in the Town of Round Lake. CUP #21-029. Owner: Mrotek Pit LLC and Dianne Dennis. The SW ¼ of the SW ¼, Part of the NE ¼ of the SW ¼, The NW ¼ of the SW ¼, and Part of the SW ¼ of the SW ¼ ; All in S01, T41N, R08W; Parcel #'s 024-841-01-3301, -3101, -3201, 3404, -2301; total acres 154.44; All zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-018 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved on June 16, 1989 and most recently renewed on October 19, 2018.

5. NEW BUSINESS

- a. Storage Units/Shipping Containers. (Discussion Only)
- b. Fee Schedule. (Discussion/Action)
[Fee Schedule proposed for 2022](#)
- c. Any other business that may become the Committee.

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6. ADJOURNMENT

7. QUORUM

A Quorum of the County Board of Supervisors or any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the

committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise made a determination that attendance at the meeting is necessary to carry out the Board or committee's function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.

**SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF HEARING
NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

Statement of Committee Hearing and Procedure

Individual Public Hearing: Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

Public Hearing Process: Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

Hearing Appearance Slip: For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded to opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

Statement of Hearing Notice

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

Questions

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
September 17, 2021**

Zoning Committee Members

Ronald Buckholtz, Chairman
Bruce Paulsen
Dawn Petit
Jesse Boettcher
Tweed Shuman
Stacy Hessel, alternate

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Paulsen, Petit - virtual, Boettcher- virtual, Shuman and Hessel. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker of von Briesen and Roper, s.c. as legal counsel for Sawyer County is virtual.

2) Pledge of Allegiance.

3) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.

5) Approval of August 20, 2021. Motion to approve by Paulsen, second by Shuman. All in favor. Motion carried.

6) Public Comment. Linda Zillmer, Edgewater property owner.

REZONE APPLICATION

a) A Public Hearing in the Town of Couderay. RZN #21-009. Owner: Charles & Susan Baker. Part of the SE ¼ of the NE ¼; S10, T38N, R08W; Parcel #004-838-10-1403; 10 Total Acres; Zoned Industrial One (I-1) and Agricultural One (A-1). Purpose of request is to rezone 6.8 acres to Residential/Recreational Two (RR-2) of the 20 total acres and divide into 3 parcels to give to the children to be able to build on. Kozlowski reads the application, staff report, Town approval and neighbor opinion letters. Motion to open the public hearing portion of the application by Petit, second by Paulsen. All in favor. No representation in attendance. No other audience comment. Motion to close the public hearing portion of the application by Paulsen, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee. Motion by Paulsen to approve the application, second by Shuman. Discussion held. Roll Call finds: Paulsen-yes, Petit – yes, Boettcher yes, Shuman – yes, Buckholtz –yes. All in

favor. Findings of Fact: 1) It would not be damaging to the rights of others or property values.
2) It is consistent with zoning in the surrounding area.

CONDITIONAL USE APPLICATIONS

None

NEW BUSINESS

a) Storage Units/Shipping Containers. Kozlowski explains the shipping container issues. Asks for input from committee. Discussion is held with Committee, Kozlowski and Roeker. Committee asks Kozlowski and Roeker to look into what would be needed to change the ordinance.

b) Fee schedule approval for 2022. Kozlowski explains a few changes he would like for approve on the Fee Schedule. Discussion is held. Linda Zillmer, Edgewater property owner asks that the changes not be made. Discussion continues. Hessel asks that Kozlowski bring more information for the Fee Schedule changes next month. Discussion continues and will be brought back at the next meeting.

c) 2022 Meeting Dates. Kozlowski explains that there are some conflicts with dates and advises changing the April and November meeting dates. Motion by Buckholtz to change the April meeting to the 22nd and November meeting to the 17th, 2022. Second by Shuman. Boettcher asks for clarification on the dates. All in favor.

d) Any other business that may come before the Committee for discussion. Kozlowski brings up the problems the Zoning office is having with enforcement. Discussion with Committee, Roeker and Kozlowski held. More information is needed and to be added to an upcoming agenda for discussion.

ADJOURNMENT

Buckholtz adjourns meeting at 9:54am.

For more information please contact the Zoning office

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator



Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-030

Applicant:

John & Lisa Knur
763 Cynthia Drive
Sandwich, IL 60548

Property Location & Legal Description:

Part of the W ½ NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1).

Request Permit desired for an accessory building 16' x 32' on vacant property per section 4.26(1) of the Sawyer County Ordinance.

4.26(1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build an outbuilding prior to constructing a cabin. Proposed accessory structure is to meet all other County Zoning setback and use requirements.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance

and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

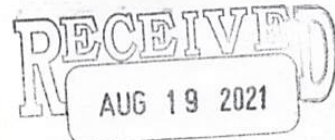
- 1 Land Use Permit is required and applied for accessory structure(s) within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws
- 4 Size of proposed structure not to exceed 16' x 32'.

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.



SUBJECT: Conditional Use Public Hearing Application #21- 030

Town of Hunter

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

✓ John and Lisa Knur 9530 N. County Highway CC
763 Cynthia Dr. Hayward, WI
Sandwich, IL 60548 54843

Phone: 815-739-2576 Email: LPKnur9@gmail.com
OR 2578

Agent/Buyer _____

Phone: _____ Email: _____

Property description including Parcel Number:

Pin 57-012-2-40-07-03 -02
Legacy Pin 01 27 400 322 05
VACANT Land

Permit is desired

for: Outbuilding prior to Cabin Construction
4.26(1) Size of Structure 16' x 32'

John Knur
Applicant (Property Owner)

Lisa Knur
Applicant (Property Owner)

Fee: \$350.00 (January 2021)

Date of Public Hearing: _____

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Real Estate Sawyer County Property Listing

Today's Date: 8/19/2021

Property Status: Current

Created On: 2/6/2007 7:55:25 AM

**Description**

Updated: 6/8/2017

Tax ID:	14782
PIN:	57-012-2-40-07-03-2 02-000-000050
Legacy PIN:	012740032205
Map ID:	.6.5
Municipality:	(012) TOWN OF HUNTER
STR:	S03 T40N R07W
Description:	PRT FRAC W1/2 NW LOT 2 CSM 29/5 #7336
Recorded Acres:	1.790
Calculated Acres:	1.785
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
012	Town of Hunter
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/30/2018

WARRANTY DEED	
Date Recorded: 10/26/2018	<u>415087</u>
CERTIFIED SURVEY MAP	
Date Recorded: 10/27/2006	<u>342568</u>
WARRANTY DEED	
Date Recorded: 10/18/2006	<u>342383</u>

**Ownership**

Updated: 10/30/2018

JOHN G & LISA M KNUR SANDWICH IL**Billing Address:**

JOHN G & LISA M KNUR
763 CYNTHIA DR
SANDWICH IL 60548

Mailing Address:

JOHN G & LISA M KNUR
763 CYNTHIA DR
SANDWICH IL 60548

**Site Address** * indicates Private Road

9530N COUNTY HWY CC HAYWARD 54843

**Property Assessment**

Updated: 10/27/2009

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.790	12,000	0

2-Year Comparison	2020	2021	Change
Land:	12,000	12,000	0.0%
Improved:	0	0	0.0%
Total:	12,000	12,000	0.0%

**Property History**

N/A

PAULA CHISSER
SAWYER COUNTY, WI
REGISTER OF DEEDS

10/27/2006 11:50 AM

RECORDING FEE	13.00
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Pages

2

**APEX
SURVEYING**
15621 Railroad Street, #202
Hayward, WI 54843
715-634-3435, FAX: 715-934-2739

SAWYER COUNTY CERTIFIED SURVEY

LOCATED IN THE FRACTIONAL NW1/4, SECTION 3, T40N-
RTW, TOWN OF HUNTER SAWYER COUNTY, WISCONSIN.

SHEET 1 OF 2



BEARINGS REF. TO THE WEST
LINE NW 1/4, ASS. TO BEAR
N0°-04'-09"E



□ = SET 5/8" X 18' SQ. STEEL
BAR WT. 1.33# / FT.

PROJECT NO. 6084

CLIENT: STEVE BODENSCHATZ

GRAPHIC SCALE



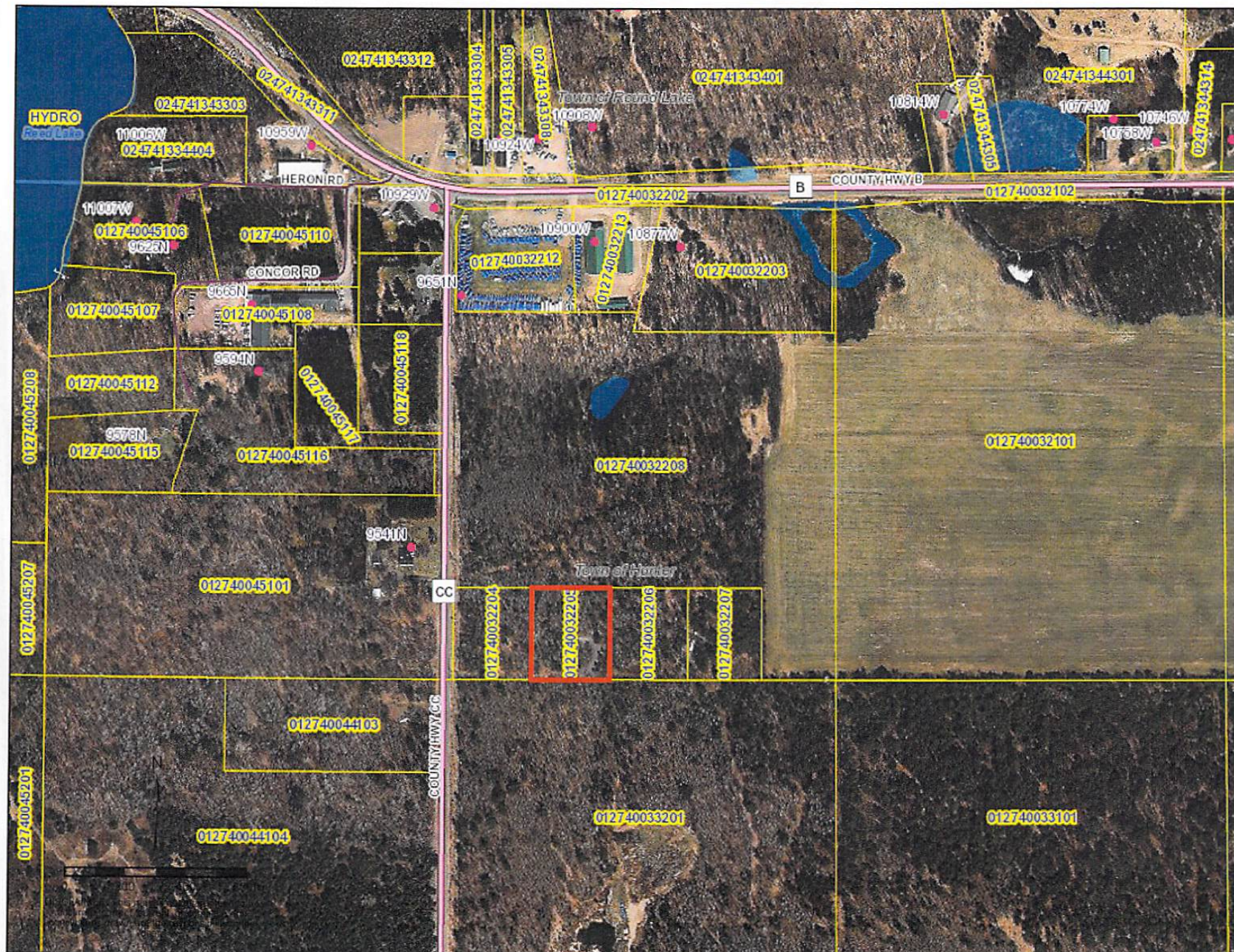
SCALE 1"=150'

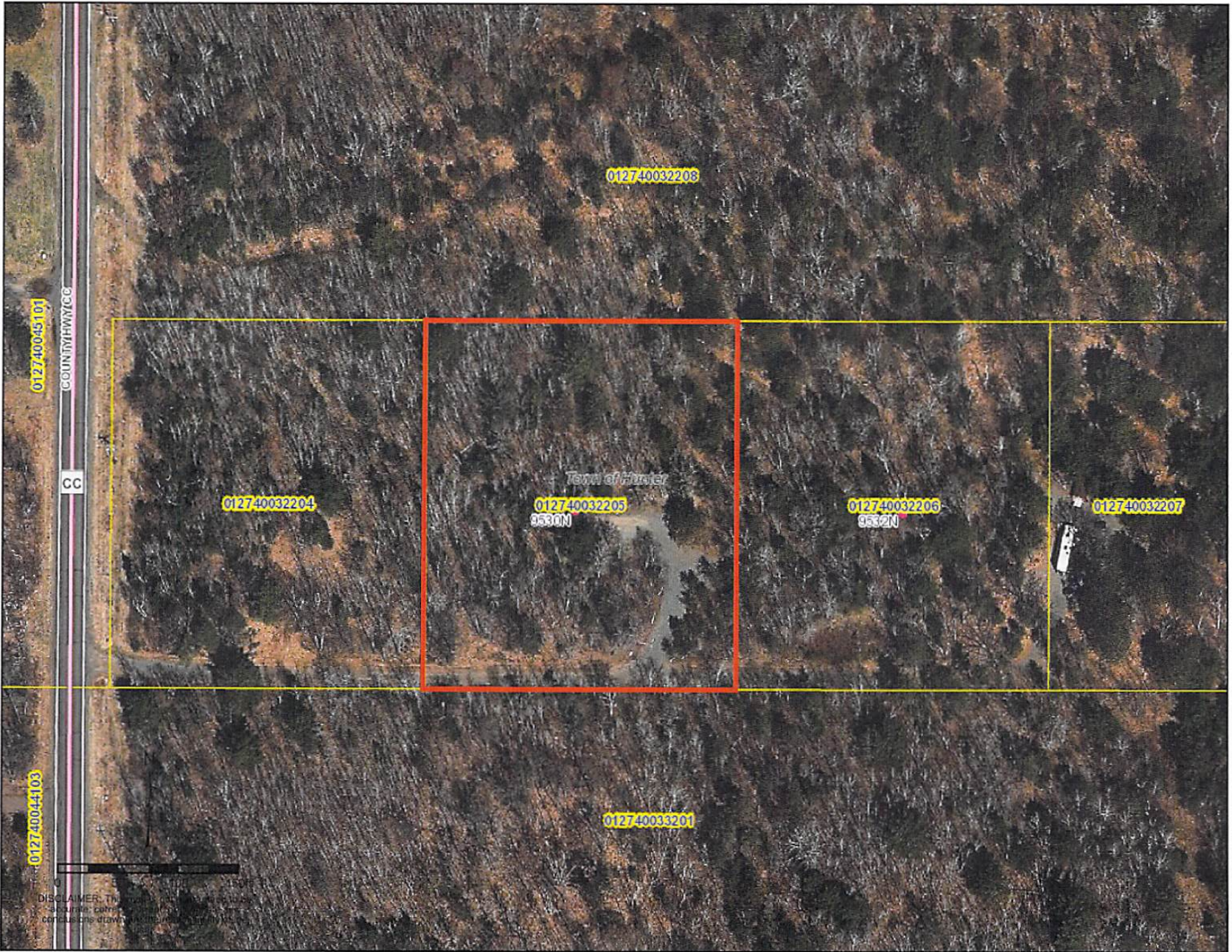
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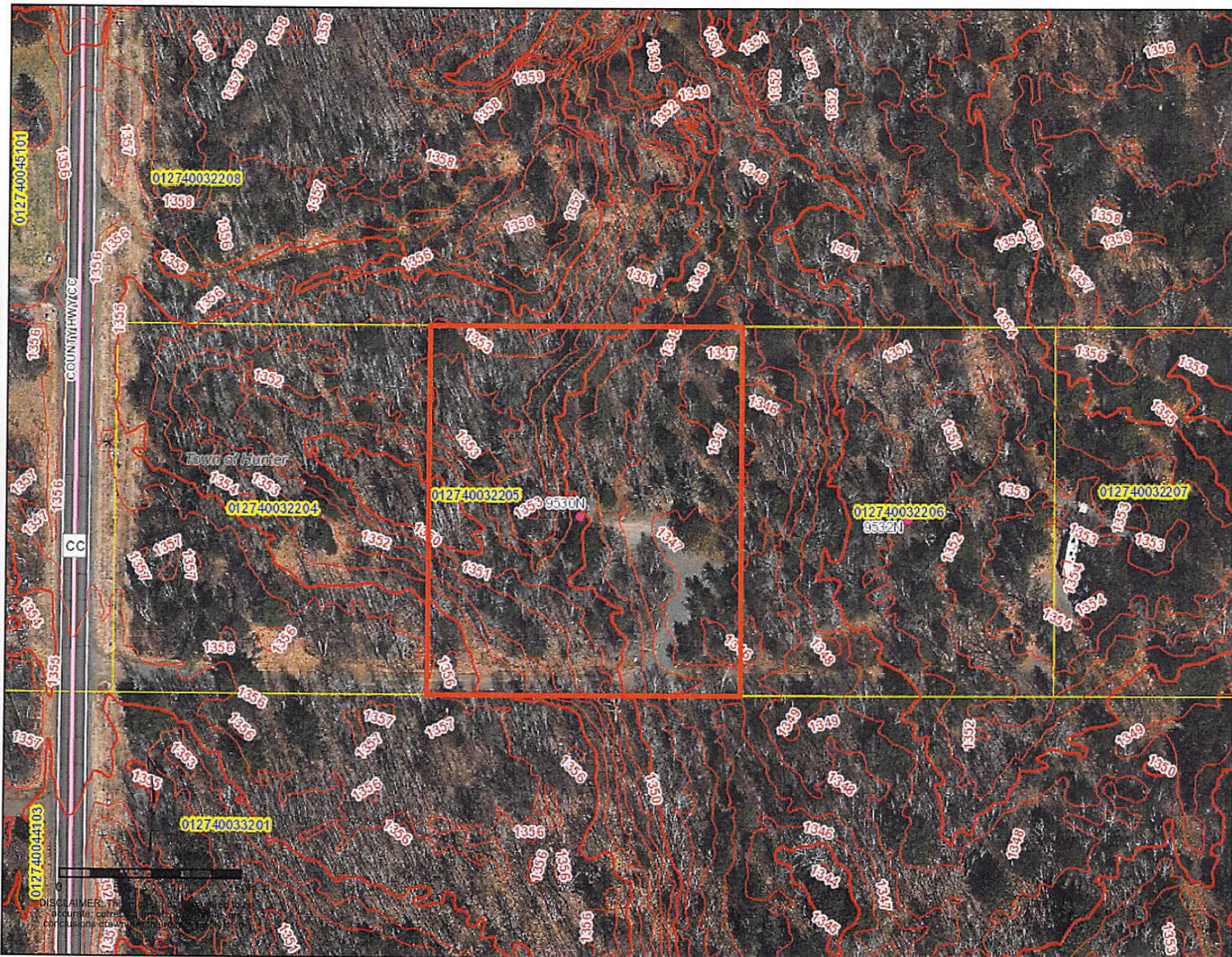
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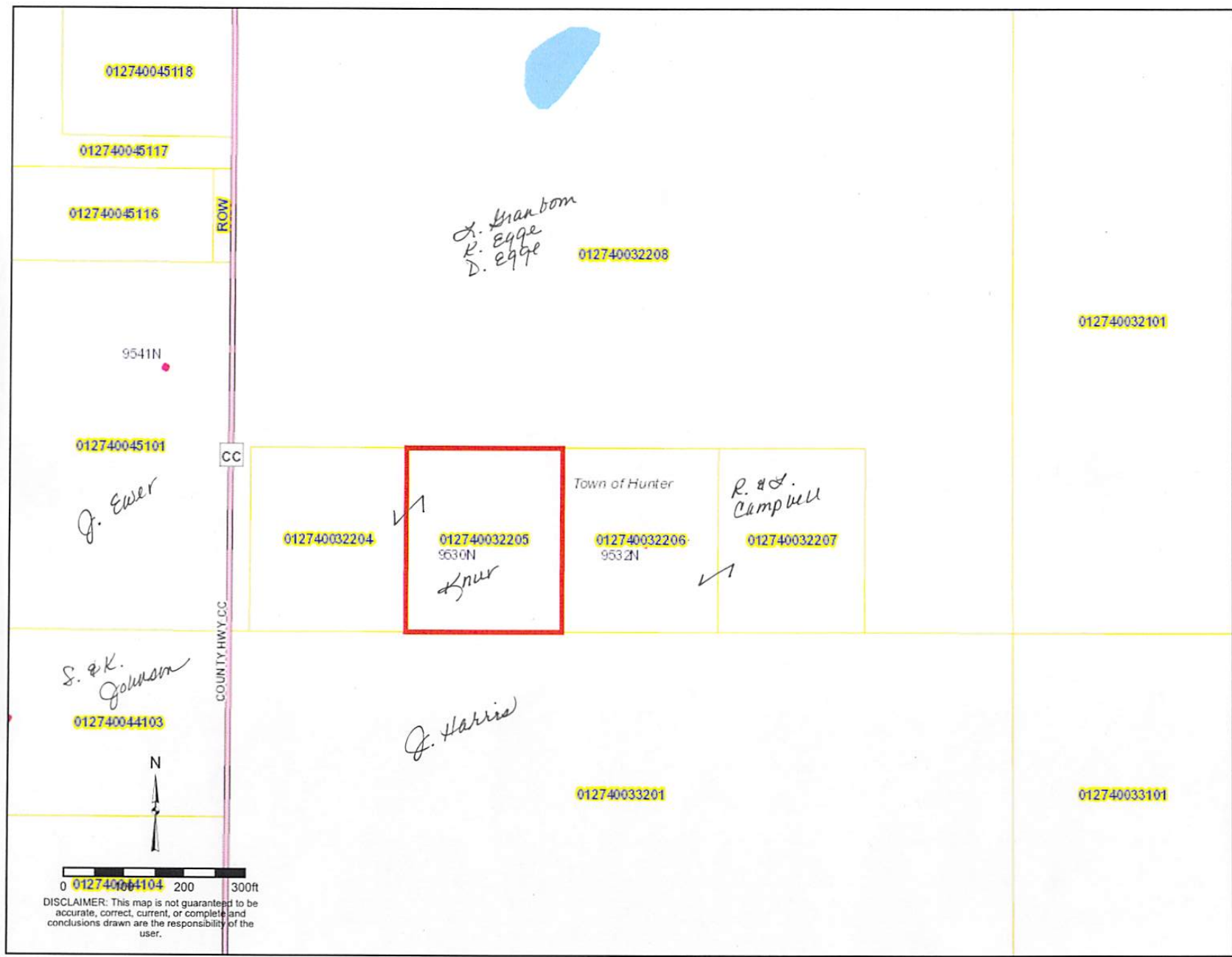
VOL 29

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Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-023

Applicant:

Vaughan Skille
15587W County Hwy K
Hayward, WI 54843

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

Part of Government Lot 1, Parcel #002-940-33-5102 and Part of the NW ¼ of the NE ¼; Parcel #002-940-33-1201; All in S33, T40N, R09W; 54.995 total acres; zoned Agricultural One (A-1). Current operation is approximately 17 acres in the A-1 zone district and is known as the Skille Pit.

Request: Permit desired for the five (5) year renewal of CUP #18-019 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved May 19, 1995 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-019 is for the location of a non-metallic mineral extraction operation including rock crusher. The property is approximately 55 acres with the current operation area of approximately 17 acres. Expansion is planned to progress to the north within the current permitted area of 35 total acres. This expansion would be going closer to County Hwy K. The surrounding use is forestry, agricultural, light residential, and other non-metallic mineral operations to the South. The nearest house is approximately 1200' feet away for the current pit area not including the owner of the pit's residence.

The Zoning Department does not show any recent complaints on file for this site. There was some discussion last time for hours of operation as the 3 pits in this area have slightly different hours of operation.

Financial assurance has been received for \$30,000 in the form of a bond.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including normal hours of operation from 7AM-6PM, Monday through Friday – No Holidays, with crushing operations from 7AM-6PM Monday-Friday with expanded hours of 6AM-9PM Monday-Friday for 3 weeks per year.
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

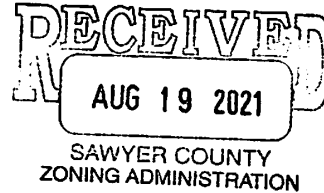
Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

Town of Bass Lake
County of Sawyer



SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

Vaughan Skille
15587W Cty Hwy K
Hayward, WI 54843

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

Part of Gov't lot 1 and part of the NW ¼ NE ¼, S33, T40N, R9W; Parcel #002-940-33-5102 and 1201. Known as Skille pit. Property is 54.995 acres and is Zoned Agricultural One (A-1)

Permit is desired for: The renewal of conditional use permit 18-019 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved May 19, 1995 and most recently renewed October 19, 2018.

Date of Public Hearing: October 15th 2021

Signature of property owner required.

The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name & Address of Agent:

Fee ~~\$300~~ 300.00

Rev. 1/2020

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Skille Pit

1. **Ownership and Management Data**
 - a. **Location of proposed mine site, Parcel ID#:**
The Skille Pit is located in Government Lot 1, and in the NW ¼ of the NE ¼, Section 33, T40N – R9W in the Town of Bass Lake, Sawyer County, Wisconsin.

Parcels #002-940-33-1201 and #002-940-33-5102.
 - b. **Owners of land, leasehold, license and other property interests:**
The property is owned by Vaughn Skille.
Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation: Milestone Materials, a Division of Mathy Construction Company, is in charge of the pit operations.
- Property Description – include map: please see attached plat map as Figure 1.**
2. **Size of Property (acres):** 55 acres
3. **Size of actual mine site – current and proposed expansion:** There are approximately 17 acres currently open at the Skille Pit. Expansion will progress to the north. The current permitted area totals approximately 35 acres.
4. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes
 - e. **Washing:** no
 - f. **Asphalt/hot-mix plants:** no – There have been temporary asphalt plants at the Skille Pit in the past, which would be allowed if approved by a separate Conditional Use Permit for an asphalt plant.
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** Recycling (crushing) of concrete and asphalt.
5. **Hours of Operation**
 - a. **Normal Hours:** 7:00 AM to 6:00 PM Monday – Friday – No holidays
 - b. **Crushing Hours:** 7:00 AM to 6:00 PM Monday – Friday with expanded hours of 6:00 AM to 9:00 PM Monday – Friday for 3 weeks per year.
 - c. **Asphalt plant/hot mix hours:** None
 - d. **Blasting Hours:** Not Applicable
 - e. **Other:**

6. **Days of the week – months of the year:** Depending on the weather and upon local projects in the area, the Skille Pit will operate Monday through Friday, March through November. However, if weather permits, projects may come up December through February. Our current hours of operation at the Skille Pit are 7:00 AM to 6:00 PM Monday through Friday with the allowance for three weeks of crushing under the expanded hours of 6:00 AM to 9:00 PM Monday through Friday.
7. **Access Routes:**
 - a. **Roadways to be used:** Traffic enters and exits the site from an existing driveway County Highway K.
 - b. **Driveway Permit:** The Skille Pit has an existing driveway located at Fire Number 15797W.
8. **Major Equipment to be used During the Operation:**
 - a. **Crusher:** yes
 - b. **Asphalt/hot – mix plants:** No, unless approved under a separate Conditional Use Permit.
 - c. **Screening plant:** yes
 - d. **Washing equipment:** no
 - e. **Other:** recycling (crushing) of concrete and asphalt.
 - f. **Location – nearest principal structure, residences within 1000'**
There are no residences within 1000' feet of the crusher.
9. **Excavation**
 - a. **Depth:** approximately 30 feet
 - b. **Setback to lot lines:** A 60' setback will be maintained between the operation and all property lines, with the exception of the adjacent east property line, which has a 300 - foot setback. Topsoil and overburden will be stored within the setback areas as berms.
 - c. **Buffers:** The site is buffered by existing trees on the property lines.
 - d. **Other:** none
10. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. **Fencing:** The property has not been surveyed, however, the property lines have been identified. The entrance to the Skille Pit is gated.
 - b. **Identification and safety signs:** There is a pit identification sign at the pit entrance.
11. **Navigable water within 500', non - navigable wetlands:** NA

12. **DNR erosion control or water quality permits**

- a. **NR 216 Stormwater Permit:** The Skille Pit has a WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #15799.
- b. **Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact.

Milestone Materials has an existing storm water plan for aggregate operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control.

The Storm Water Pollution Prevention Plan addresses practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period. Observations and conditions are reported daily for all applicable environmental programs.

13. **Erosion control measures**

a. **Berms**

The berms are constructed of topsoil and subsoil and relocated as needed to the fringes of future areas to be mined as the site is developed and within the property line setbacks. The berms will be seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. **Silt fences/Straw bale barriers**

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

14. **Environmental Considerations**

a. **Noise**

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences will also be mitigated by berms built around the operation areas.

b. **Dust**

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral

activities, including trucking. Milestone Materials is committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. **Vibration – The operation does not involve any blasting.**

d. **Impact on adjacent property owners**

We are committed to keeping our operation in a neat and orderly manner and to operate within our permitted hours of operation. Screening from adjoining properties is enhanced by natural tree buffers. There are two existing gravel pits adjacent to the Skille Pit to the south.

e. **Litter/debris/contamination**

Solid wastes generated in the course of production are disposed of in dumpsters provided by licensed haulers. Regular disposal intervals are maintained to provide adequate availability. There are no hazardous wastes produced in conjunction with the mining operation. Used oil and lubricants from equipment maintenance are collected for recycling by a licensed used-oil contractor. The waste receptacles are located away from active mining operations.

f. **Wildlife**

Wildlife is abundant at the property and the surrounding land.

g. **Pipeline, utility, right – of – way safety**

None of the nonmetallic mine operation is conducted in any right – of – way.

15. **What activities/projects will this mining operation support?**

a. **Use of applicant only**

b. **State, County or Town projects**

c. **Commercial sale of products**

The Skille Pit serves the local State, County and Town projects as well as the commercial and private sale of products to the local community.

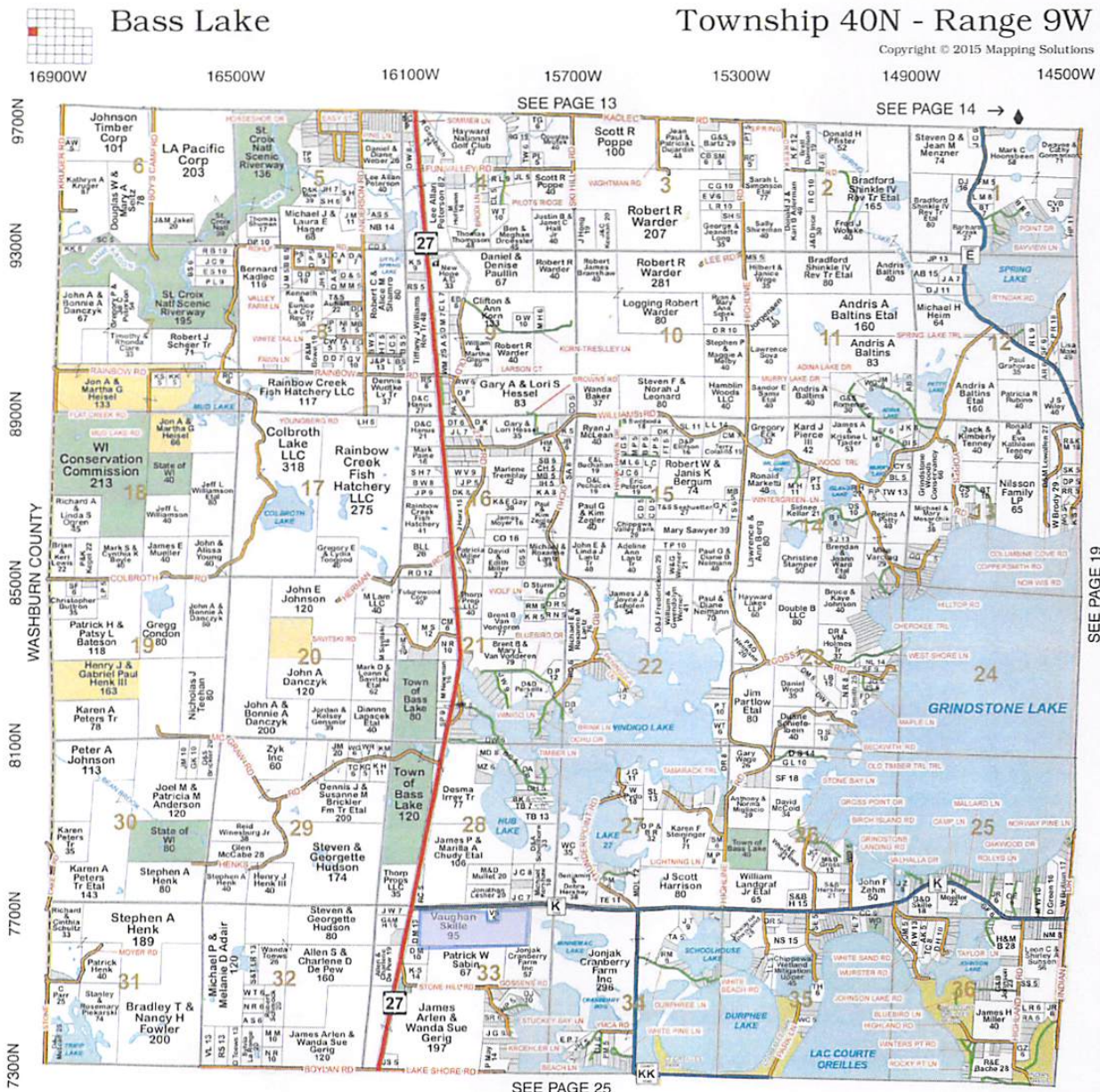
16. **Reclamation Plan**

In accordance with NR 135, the Skille Pit has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.

18. **Bonding or Financial Assurance**

Milestone Materials currently has a reclamation bond on file for the Skille Pit for \$30,000.

Figure 1. Skille Pit Plat Book Page





LEGEND

- OWNED PROPERTY
- LEASED PROPERTY

NOTES

PART OF SECTION 33, T40N, R9W
TOWN OF BASS LAKE, SAWYER CO, WI
THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.
10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.
2020 AERIAL PHOTOGRAPH.



**MILESTONE
MATERIALS**

A Division of Mathy Construction Co.
Mathy Construction Co. is
Committed to Protecting Our
Environment and Natural Resources

**SKILLE PIT
EXISTING CONDITIONS**

DATE: AUG 17, 2021 DRAWING: #1

Real Estate Sawyer County Property Listing

Today's Date: 8/20/2021

Property Status: Current

Created On: 2/6/2007 7:55:08 AM

**Description**

Updated: 3/18/2020

Tax ID:	3913
PIN:	57-002-2-40-09-33-1 02-000-000010
Legacy PIN:	002940331201
Map ID:	.2.1
Municipality:	(002) TOWN OF BASS LAKE
STR:	S33 T40N R09W
Description:	PRT NWNE
Recorded Acres:	34.995
Calculated Acres:	33.209
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	407

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
002	Town of Bass Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 5/5/2015

WARRANTY DEED	
Date Recorded: 5/22/1992	228999 486/36
MEMORANDUM OF LEASE	
Date Recorded: 4/24/2015	395293
MEMORANDUM OF LEASE	
Date Recorded: 1/21/2013	383082
NOTE	
Date Recorded:	

**Ownership**

Updated: 4/8/2015

VAUGHAN SKILLE	HAYWARD WI
-----------------------	------------

Billing Address:	Mailing Address:
VAUGHAN SKILLE	VAUGHAN SKILLE
15887W COUNTY HWY K	15887W COUNTY HWY K
HAYWARD WI 54843	HAYWARD WI 54843

**Site Address** * indicates Private Road

15797W COUNTY HWY K	HAYWARD 54843
15891W COUNTY HWY K	HAYWARD 54843

**Property Assessment**

Updated: 5/29/2018

2021 Assessment Detail			
Code	Acres	Land	Imp.
G5-UNDEVELOPED	24.995	12,500	0
G6-PRODUCTIVE FOREST	10.000	17,000	0

2-Year Comparison			
	2020	2021	Change
Land:	29,500	29,500	0.0%
Improved:	0	0	0.0%
Total:	29,500	29,500	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/23/2021

Property Status: Current

Created On: 2/6/2007 7:55:08 AM

**Description**

Updated: 3/18/2020

Tax ID:	3939
PIN:	57-002-2-40-09-33-5 05-001-000020
Legacy PIN:	002940335102
Map ID:	:1.2
Municipality:	(002) TOWN OF BASS LAKE
STR:	S33 T40N R09W
Description:	PRT GOVT LOT 1
Recorded Acres:	20.000
Calculated Acres:	19.237
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	407

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
002	Town of Bass Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 5/5/2015

WARRANTY DEED	
Date Recorded: 5/22/1992	228999 486/36
MEMORANDUM OF LEASE	
Date Recorded: 4/24/2015	395293
MEMORANDUM OF LEASE	
Date Recorded: 1/21/2013	383082
PLAT OF SURVEY	
Date Recorded: 4/29/2009	
NOTE	
Date Recorded:	

**Ownership**

Updated: 4/8/2015

VAUGHAN SKILLE	HAYWARD WI
-----------------------	------------

Billing Address:

VAUGHAN SKILLE
15887W COUNTY HWY K
HAYWARD WI 54843

Mailing Address:

VAUGHAN SKILLE
15887W COUNTY HWY K
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 9/13/2012

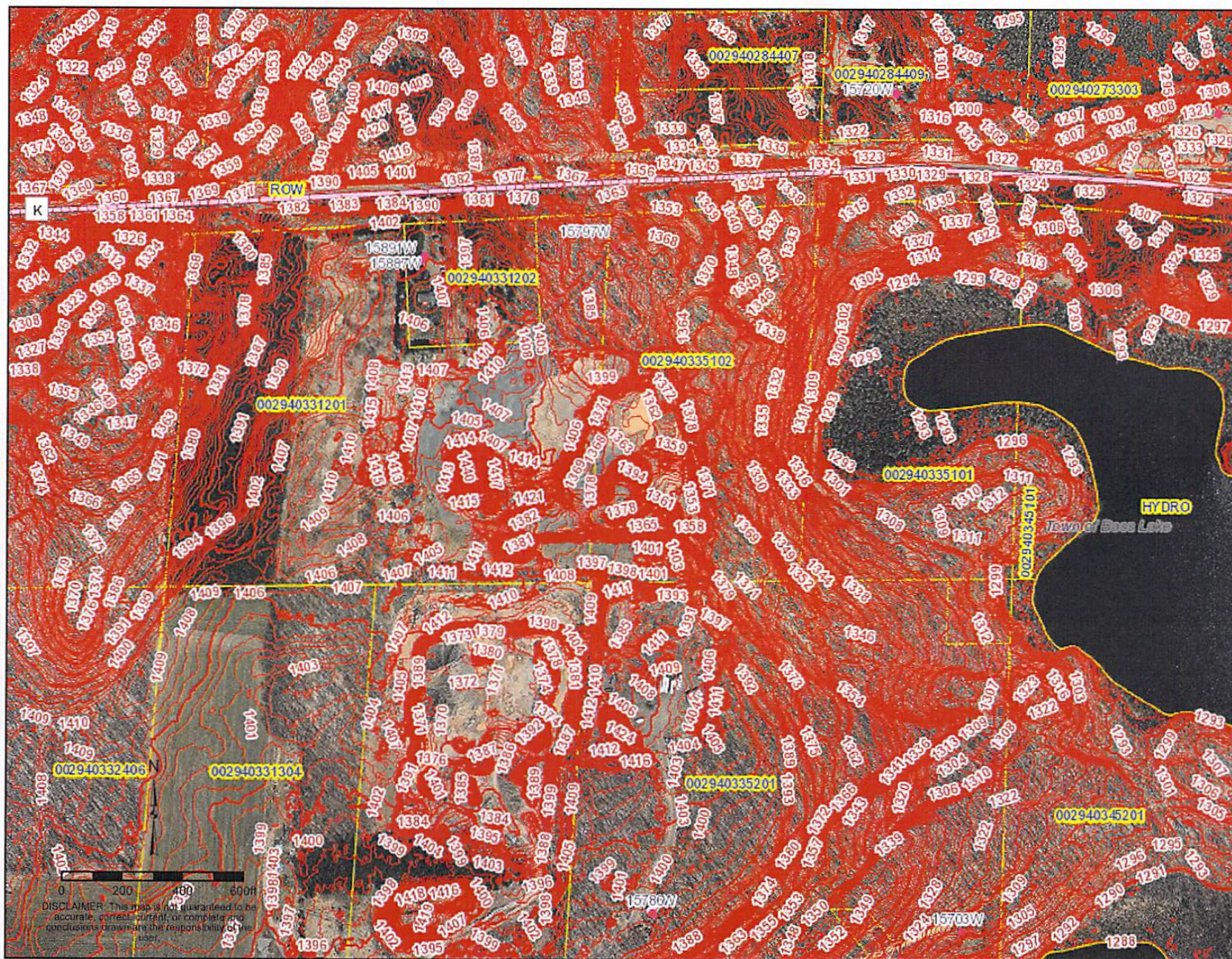
2021 Assessment Detail			
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	20.000	34,000	0

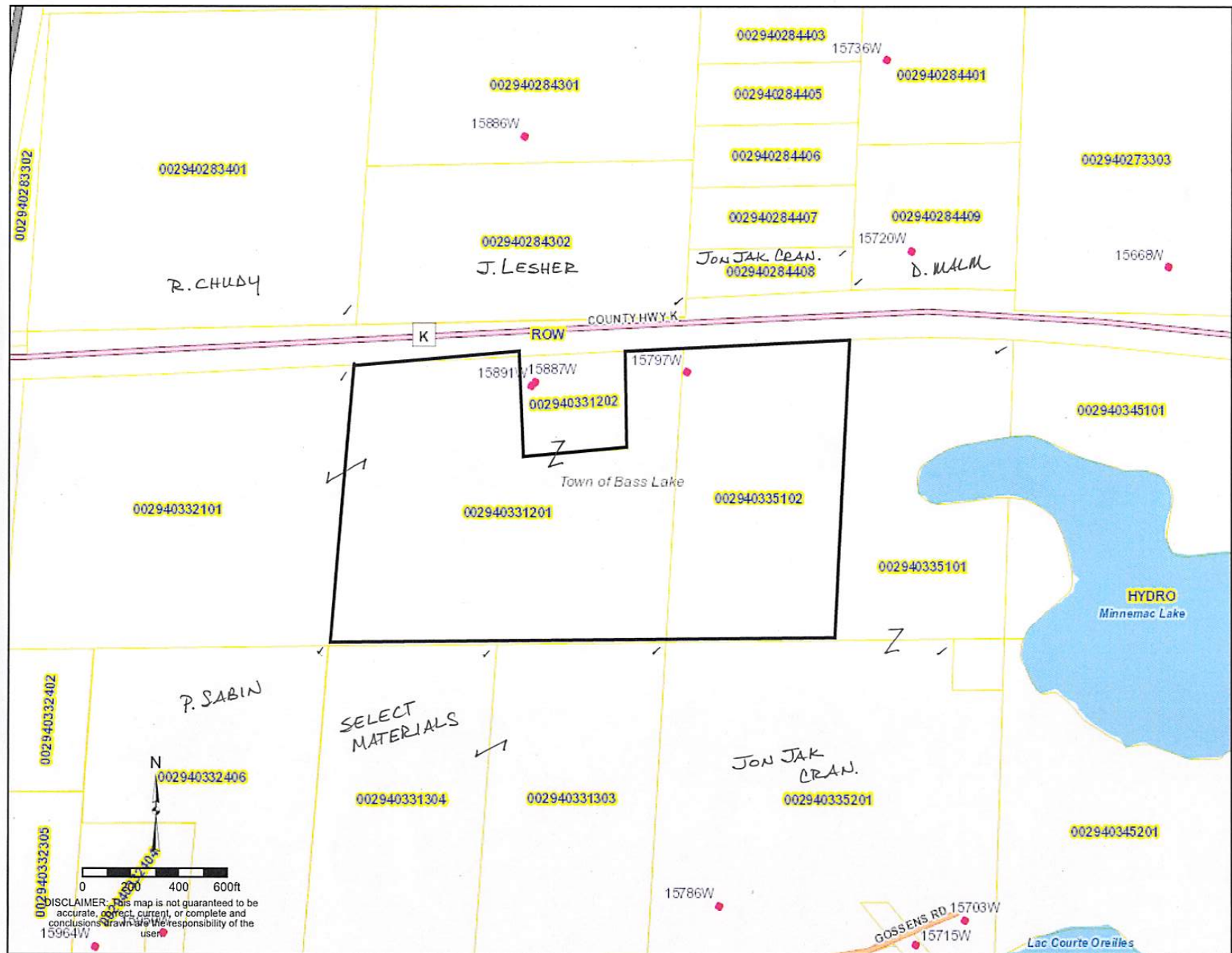
2-Year Comparison			
	2020	2021	Change
Land:	34,000	34,000	0.0%
Improved:	0	0	0.0%
Total:	34,000	34,000	0.0%

**Property History**

N/A









Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-024

Applicant:

Todd's Redi-Mix Concrete LLC
P.O. Box 107
Rice lake, WI 54868

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; Parcel #014-941-11-3202; S11; and Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; Parcel #014-941-11-3102; all in S11, T41N, R09W; 50 total acres; zoned Forestry One (F-1). Current operation is approximately 4 acres and is known as the Olson Road Pit

Request: Permit desired for the five (5) year renewal of CUP #18-015 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved February 15, 2001 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-015 is for the location of a non-metallic mineral extraction operation including rock crusher. The property is approximately 50 acres with the current operation area of approximately 4 acres. Expansion is planned to progress to the north, east, and west. This expansion would be further away than other residences and this current site is further away from other residences than other pits on the areas. The surrounding use is forestry, light residential, and other non-metallic mineral operations to. The nearest house is approximately 3000' feet away for the current pit area to the North.

The Zoning Department does not show any recent complaints on file for this site. Financial assurance has been received for \$9,000 in the form of a bond. The current house of operation and crushing hours are 6AM-8PM, 7 days a week

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including normal hours of operation and crushing from 6AM-8PM, 7 days per week. (Committee can set other hours or days of operation/crushing)
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

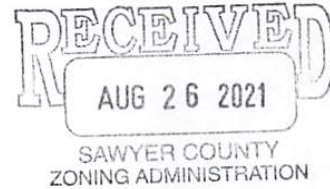
Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

Town of Lenroot
County of Sawyer

SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org



Property Owner Name & Address:

Todd's Redi-Mix Concrete LLC
P.O Box 107
Rice Lake, WI 54868

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

Part of the NW ¼ SW ¼, Part of the NE ¼ SW ¼ S11, T41N, R09W; Parcel(s) 014-941-11-3202, 3102. Known as Olson Rd Pit. Property is 50 acres and is Zoned Forestry One (F-1)

Permit is desired for: The renewal of conditional use permit 18-015 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved February 15, 2001 and most recently renewed October 19, 2018.

Date of Public Hearing: October 15th 2021

A handwritten signature in blue ink that reads "Todd A. Widders - President". Below the signature, the name "Todd A. Widders" is printed in a blue, sans-serif font.

Signature of property owner required.
The undersigned person(s) hereby give permission for
access to the property for inspection by Municipal
Officials, Sawyer County Zoning Staff and Sawyer
County Zoning Committee members if needed.

Name & Address of Agent:

Fee \$300

Rev. 1/2020

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Olson Road Pit

1. **Ownership and Management Data**
 - a. **Location of proposed mine site, Parcel ID#:**
The parcel ID#s for the property are as follows:
Parcels .9.2 #014-941-11-3102, and .10.2, #014-941-11-3202, Town of Lenroot.
 - b. **Owners of land, leasehold, license and other property interests:**
The property is owned by Todd's Redi Mix Concrete, L.L.C.
 - c. **Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation:** The property is owned by Todd's Redi Mix Concrete, L.L.C.
2. **Property Description – include map:** please see attached plat map as **Figure 1**.
3. **Size of Property (acres):** 50 acres
4. **Size of actual mine site – current and proposed expansion:** There are approximately 4 acres open at the site at this time. Expansion will progress to the north, east and west.
5. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes
 - e. **Washing:** yes
 - f. **Asphalt/hot-mix plants:** no
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** Recycling (crushing) of concrete and asphalt.
6. **Hours of Operation**
 - a. **Normal Hours:** 6:00 AM to 8:00 PM
 - b. **Crushing Hours:** same
 - c. **Asphalt plant/hot mix hours:** Not Applicable
 - d. **Blasting Hours:** Not Applicable
 - e. **Other:**

7. **Days of the week – months of the year:** Depending on the weather, the Olson Road Pit will typically operate Monday through Saturday January through December.
8. **Access Routes:**
 - a. **Roadways to be used:** Traffic enters and exits the site from Olson Road on land already owned by Todd's Redi Mix Concrete, LLC.
 - b. **Driveway Permit:** Not applicable.
9. **Major Equipment to be used During the Operation:**
 - a. **Crusher:** yes
 - b. **Asphalt/hot – mix plants:** No
 - c. **Screening plant:** yes
 - d. **Washing equipment:** yes
 - e. **Other:** recycling (crushing) of concrete and asphalt.
 - f. **Location – nearest principal structure, residences within 1000'**
There are no residences within 1000' feet of the gravel pit.
10. **Excavation**
 - a. **Depth:** approximately 15 to 20 feet
 - b. **Setback to lot lines:** Todd's Redi Mix Concrete, L.L.C. utilizes a portable rock crusher to make our required products. The crusher will come in several times throughout the year to make the required products and then leaves when completed. The rock crusher does not operate within 1000 feet of any residence.
 - c. **Buffers:** The site is buffered by existing trees on the property lines.
 - d. **Other:** none
11. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. **Fencing:** The property has not been surveyed, however, the property lines have been identified.
 - b. **Identification and safety signs:** There are No Trespassing signs located throughout the property.
12. **Navigable water within 500', non - navigable wetlands:** No
13. **DNR erosion control or water quality permits**
 - a. **NR 216 Stormwater Permit:** The Olson Road Pit operates under the Hayward Ready Mix WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #10120.

- b. Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact.

Todd's Redi Mix Concrete, L.L.C. is regulated under a WDNR NR 216 Storm Water Group Permit for Nonmetallic Mining Operations. The company has an existing storm water plan for aggregate operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control, including the on-property containment of storm water runoff for suspended solids control.

The Storm Water Pollution Prevention Plan addresses practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period. Observations and conditions are reported daily for all applicable environmental programs.

14. Erosion control measures

a. Berms

The temporary berms are constructed of topsoil and subsoil and relocated as needed, to the fringes of future areas to be mined as the site is developed. The berms will be seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. Silt fences/Straw bale barriers

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

15. Environmental Considerations

a. Noise

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences will also be mitigated by berms built around the operation areas.

b. Dust

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral

activities, including trucking. Todd's Redi Mix, LLC is committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. **Vibration – The operation does not involve any blasting.**

d. **Impact on adjacent property owners**

Todd's Redi Mix is committed to keeping our operation in a neat and orderly manner. Progressive reclamation is practiced to keep as little of the property open for mining other than what is required to keep the operation running.

e. **Litter/debris/contamination**

Solid wastes generated in the course of production are disposed of in dumpsters provided by licensed haulers. Regular disposal intervals are maintained to provide adequate availability. There are no hazardous waste produced in conjunction with the mining operation. Used oil and lubricants from equipment maintenance are collected for recycling by a licensed used-oil contractor. The waste receptacles are located away from active mining operations.

f. **Wildlife**

Wildlife is abundant at the property and the surrounding land owned by Todd's Redi Mix Concrete, LLC.

g. **Pipeline, utility, right – of – way safety**

None of the nonmetallic mine operation is conducted in any right – of – way.

16. **What activities/projects will this mining operation support?**

a. **Use of applicant only**

b. **State, County or Town projects**

c. **Commercial sale of products**

The Olson Road Pit operation serves the local State, County and Town projects as well as the commercial and private sale of products.

17. **Reclamation Plan**

In accordance with NR 135, the Olson Road Pit has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.

18. **Bonding or Financial Assurance**

Todd's Redi Mix Concrete, L.L.C. has a reclamation bond in the amount of \$9,000 on file with Sawyer County Zoning.

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 2/11/2011

Tax ID:	17902
PIN:	57-014-2-41-09-11-3 02-000-000020
Legacy PIN:	014941113202
Map ID:	.10.2
Municipality:	(014) TOWN OF LENROOT
STR:	S11 T41N R09W
Description:	PRT NWSW
Recorded Acres:	30.000
Calculated Acres:	30.482
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 11/29/2011

QUIT CLAIM DEED	
Date Recorded: 11/9/2011	375394

**Ownership**

Updated: 11/29/2011

TODD'S REDI MIX CONCRETE LLC	RICE LAKE WI
-------------------------------------	--------------

Billing Address:**Mailing Address:**

TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address**

* indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2014

2021 Assessment Detail			
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	30.000	66,000	0

2-Year Comparison			
	2020	2021	Change
Land:	66,000	66,000	0.0%
Improved:	0	0	0.0%
Total:	66,000	66,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 2/11/2011

Tax ID:	17900
PIN:	57-014-2-41-09-11-3 01-000-000020
Legacy PIN:	014941113102
Map ID:	.9.2
Municipality:	(014) TOWN OF LENROOT
STR:	S11 T41N R09W
Description:	PRT NESW
Recorded Acres:	20.000
Calculated Acres:	20.283
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 11/29/2011

QUIT CLAIM DEED	
Date Recorded: 11/9/2011	375394

**Ownership**

Updated: 11/29/2011

TODD'S REDI MIX CONCRETE LLC	RICE LAKE WI
-------------------------------------	--------------

Billing Address:**Mailing Address:**

TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

11298N OLSON RD	HAYWARD 54843
-----------------	---------------

**Property Assessment**

Updated: 6/24/2015

2021 Assessment Detail

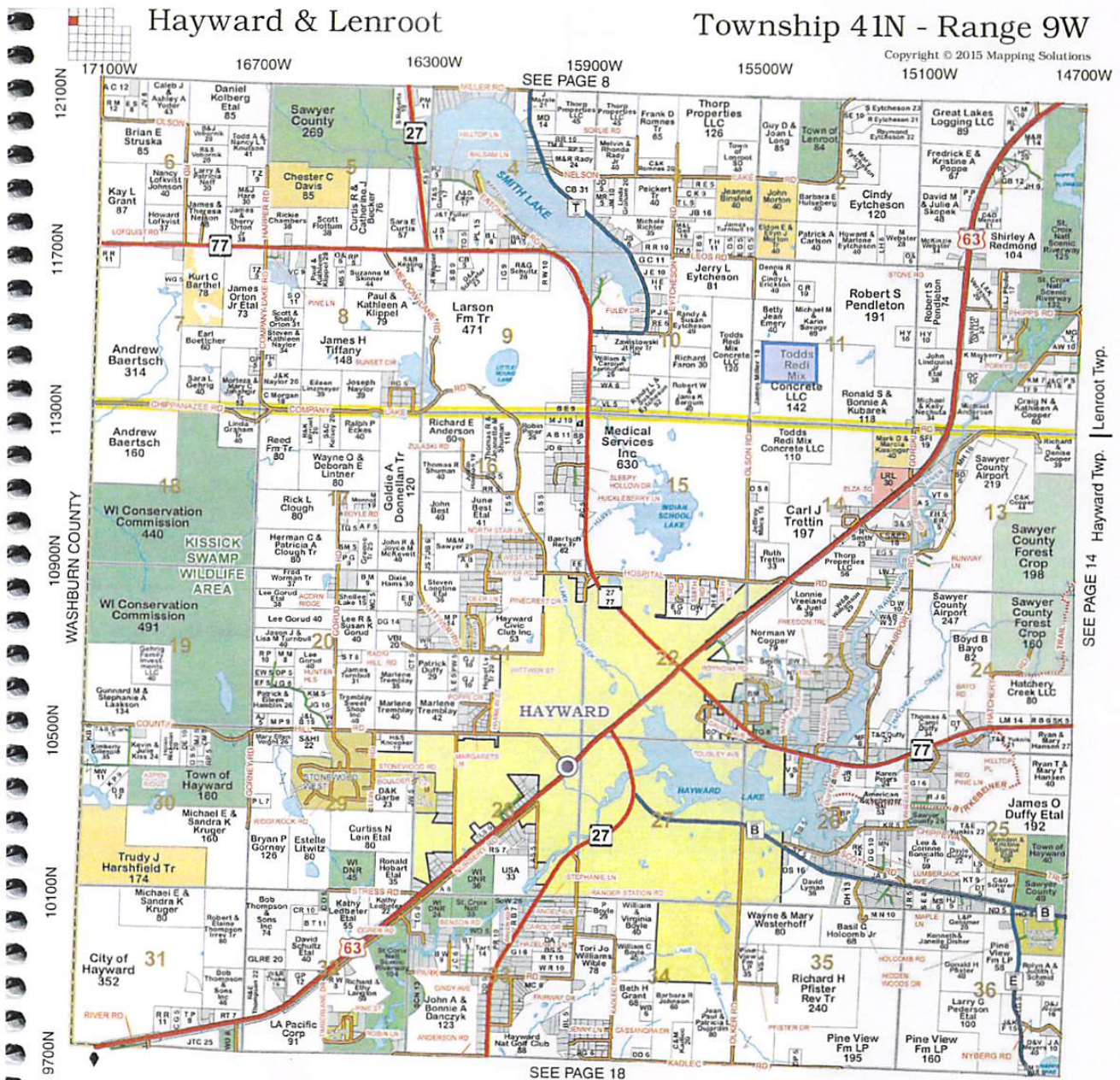
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	20.000	44,000	0

2-Year Comparison	2020	2021	Change
Land:	44,000	44,000	0.0%
Improved:	0	0	0.0%
Total:	44,000	44,000	0.0%

**Property History**

N/A

Figure 1. Plat Map Location of Olson Road Pit





LEGEND

- OWNED PROPERTY
- LEASED PROPERTY

NOTES

PART OF SECTION 11, T41N, R9W
TOWN OF LENROOT, SAWYER CO, WI

THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.

10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.

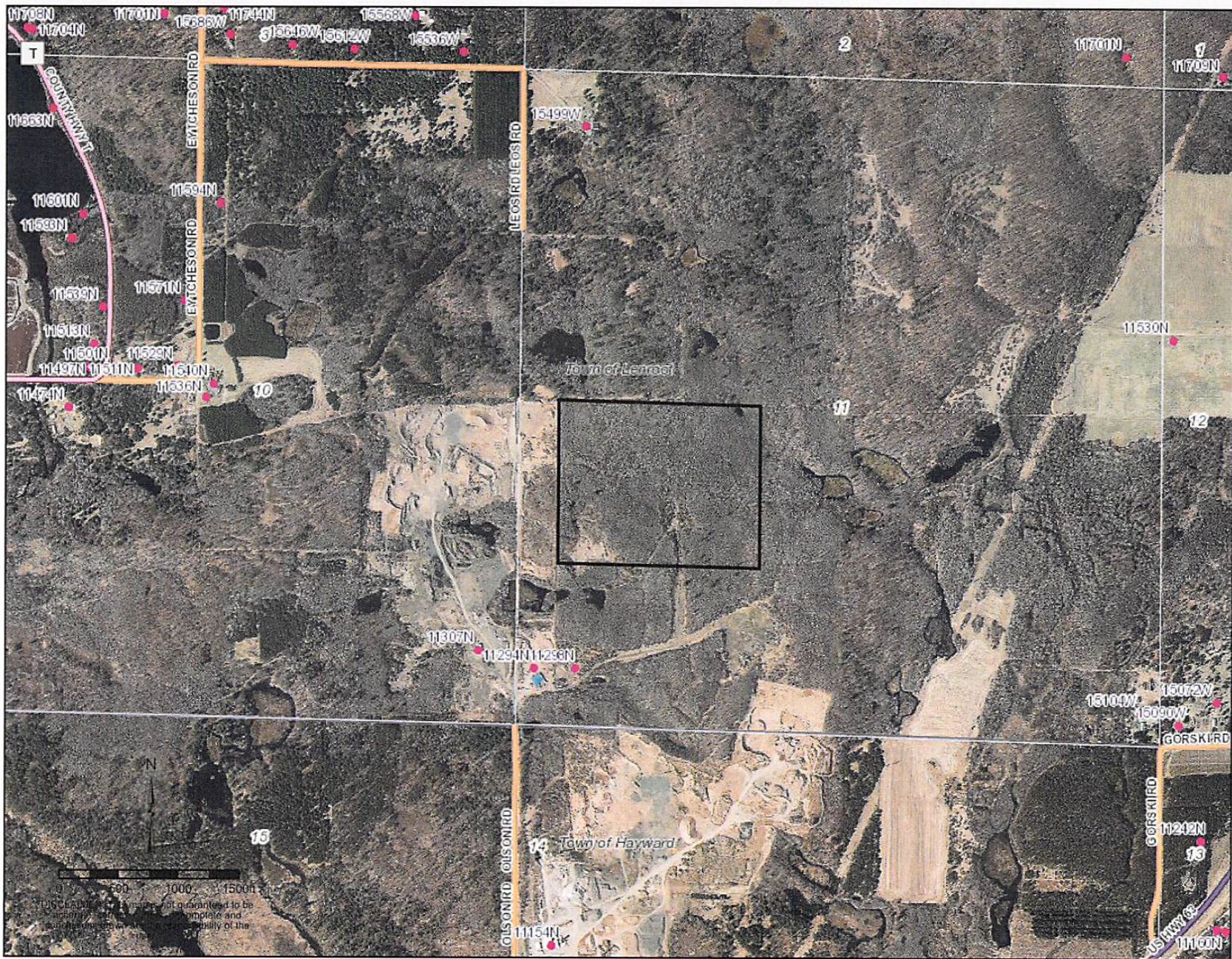
2020 AERIAL PHOTOGRAPH.

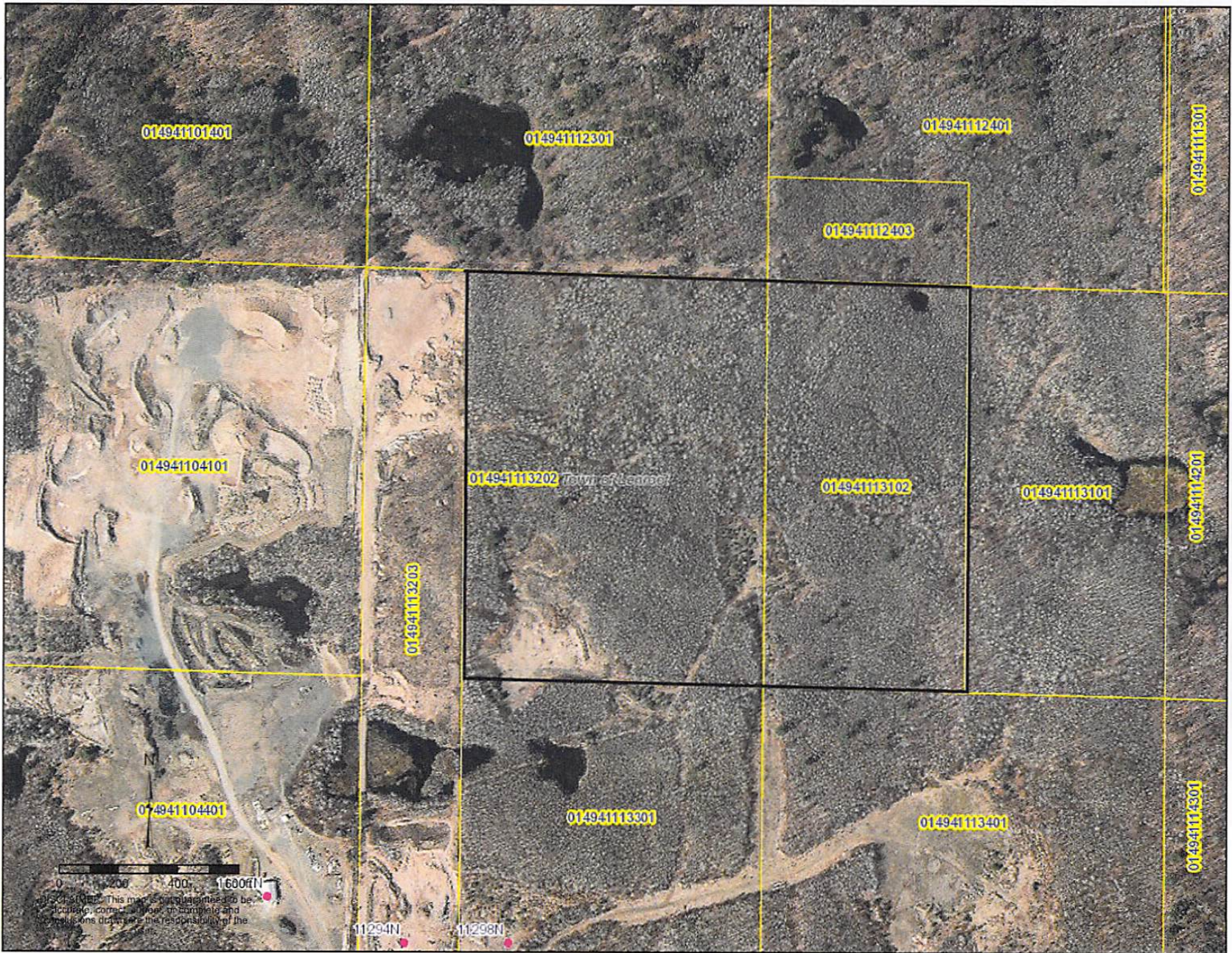


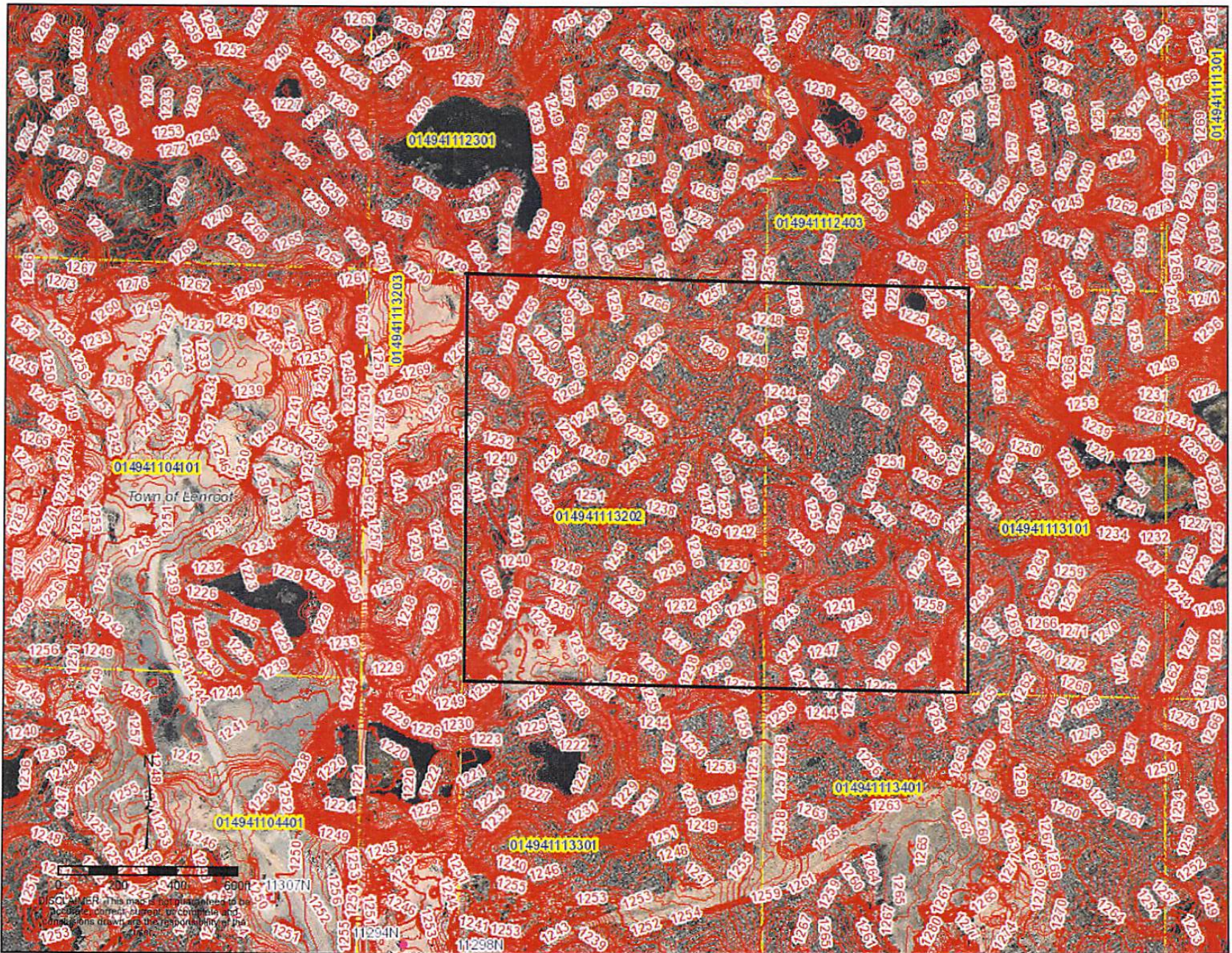
Todd's Redi-Mix Concrete is
Committed to Protecting Our
Environment and Natural Resources

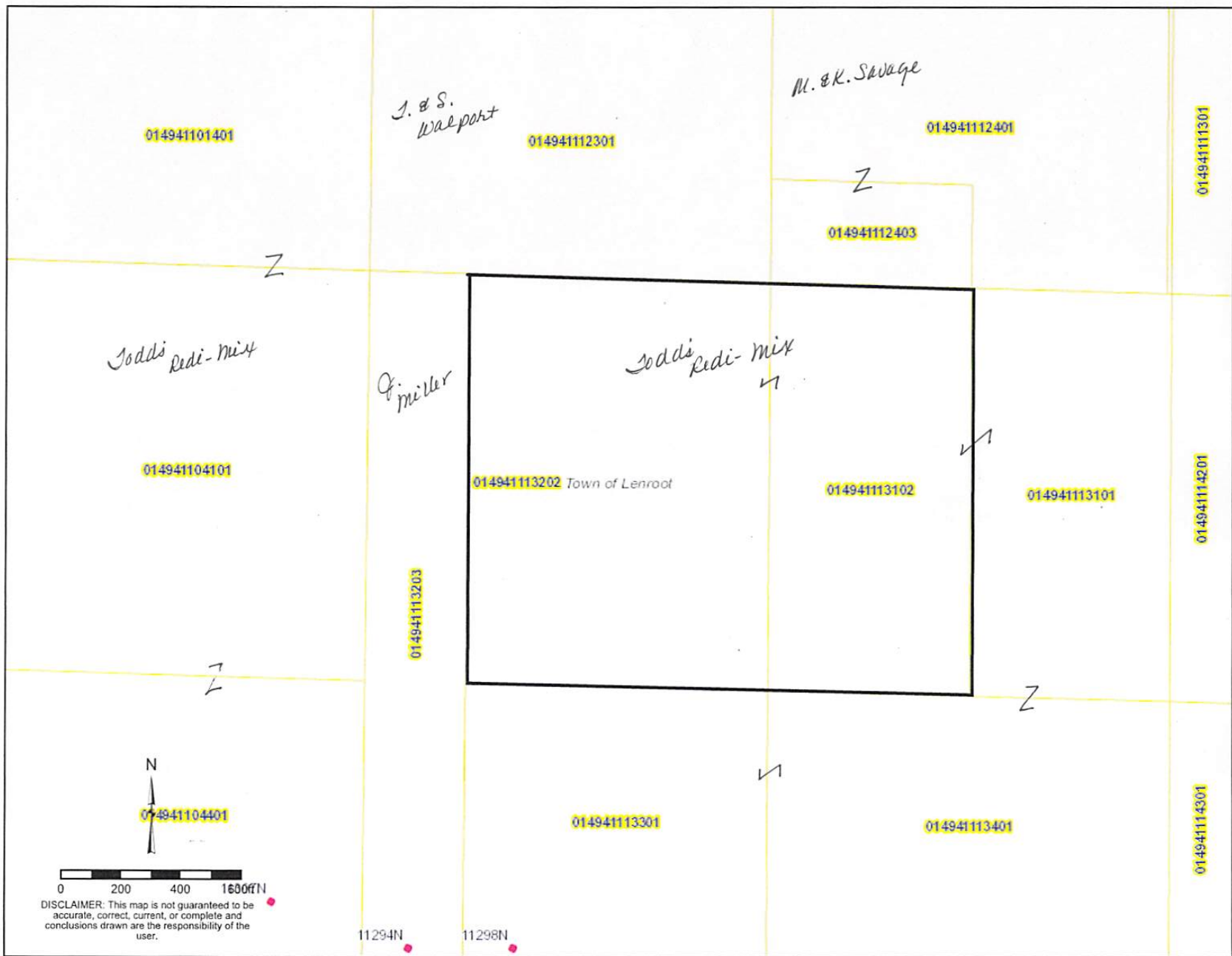
OLSON ROAD PIT EXISTING CONDITIONS

DATE: AUG 17, 2021 DRAWING: #1











Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-025

Applicant:

Todd's Redi-Mix Concrete LLC
P.O. Box 107
Rice lake, WI 54868

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Parcel #014-941-10-4401 and Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$.
Parcel #014-941-10-4101 all in S10, T41N, R09W; 80 total acres; Zoned Forestry One (F-1).
Current operation is approximately 44 acres and is known as the Hayward Sand and Gravel Pit.

Request: Permit desired for the five (5) year renewal of CUP #18-014 for the location/operation of a non-metallic mineral extraction, including rock crusher, asphalt plant, and ready mix concrete plant. This CUP was originally approved April 20, 1990 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-014 is for the location of a non-metallic mineral extraction operation including rock crusher. The property is approximately 80 acres with the current operation area of approximately 44 acres. Expansion will progress to the west and north but remain on this property. No expansion has occurred since previous renewal. The surrounding use is forestry, light residential, and other non-metallic mineral operations to. The nearest house is approximately 1300' feet away for the current pit area to the West. There was plans las year to rezone an additional parcel to the north and expand this pit further north into the next 40 acres. Ultimately that rezone and CUP was denied last year.

The Zoning Department does not show any recent complaints on file for this site but during the public hearing for the expansion to the 40 acres north there was reports of wetland fill for this existing pit. Those concerns were forwarded on to the DNR for wetland fill but no response has been received by our Department. Financial assurance has been received for \$68,000 in the form of a bond.

The current house of operation, crushing hours, and asphalt and ready mix plants are 6AM-8PM, 7 days a week

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including normal hours of operation, crushing, and plant operation from 6AM-8PM, 7 days per week. (Committee can set other hours or days of operation/crushing/plant operations)
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)

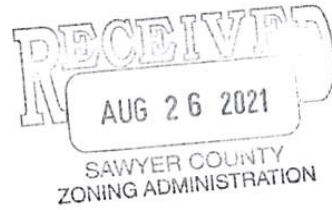
- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.

- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

Town of Lenroot
County of Sawyer



SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

Todd's Redi-Mix Concrete LLC
P.O Box 107
Rice Lake, WI 54868

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

The E ½ SE ¼, S10, T41N, R09W; Parcels(s) 014-941-10-4401 and 4101. Known as Hayward Sand and Gravel (HSG) pit.
Property is 80 acres and is Zoned Forestry One (F-1)

Permit is desired for: The renewal of conditional use permit 18-014 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved April 20, 1990 and most recently renewed October 19, 2018.

Date of Public Hearing: *October 15th 2021*

Todd A. Widdes
Todd A. Widdes President

Signature of property owner required.

The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name & Address of Agent:

Fee \$300

Rev. 1/2020

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Hayward Sand & Gravel

1. **Ownership and Management Data**
 - a. **Location of proposed mine site, Parcel ID#:**
The parcel ID#s for the property are as follows:
Parcel .13.1, #014-941-10-4101, and .16.1, #014-941-10-4401, Town of Lenroot.
 - b. **Owners of land, leasehold, license and other property interests:**
The property is owned by Todd's Redi Mix Concrete, L.L.C.
 - c. **Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation:** The property is owned by Todd's Redi Mix Concrete, L.L.C.
2. **Property Description – include map:** please see attached plat map as **Figure 1.**
3. **Size of Property (acres):** 80 acres
4. **Size of actual mine site – current and proposed expansion:** There are approximately 44 acres open at the site at this time. Expansion will progress to the west and north. No expansions or changes have occurred since the previous renewal in 2015.
5. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes
 - e. **Washing:** yes
 - f. **Asphalt/hot-mix plants:** yes
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** Ready Mix Concrete Plant and Office; recycling (crushing) of concrete and asphalt.
6. **Hours of Operation**
 - a. **Normal Hours:** 6:00 AM to 8:00 PM
 - b. **Crushing Hours:** same
 - c. **Asphalt plant/hot mix hours:** 6:00 AM to 8:00 PM

- d. Blasting Hours:** Not Applicable
 - e. Other:** Ready Mix Concrete Plant hours are the same as normal hours

- 7. **Days of the week – months of the year:** Depending on the weather, Hayward Sand & Gravel is typically in operation Monday through Saturday January through December.

- 8. **Access Routes:**
 - a. Roadways to be used:** Traffic enters and exits the site from Olson Road.
 - b. Driveway Permit:** The site has an existing driveway. The fire number is: #11307.

- 9. **Major Equipment to be used During the Operation:**
 - a. Crusher:** yes
 - b. Asphalt/hot – mix plants:** yes
 - c. Screening plant:** yes
 - d. Washing equipment:** yes
 - e. Other:** Ready Mix Concrete Plant
 - f. Location – nearest principal structure, residences within 1000'**
There are no residences within 1000' feet of the gravel pit.

- 10. **Excavation**
 - a. Depth:** approximately 15 to 40 feet
 - b. Setback to lot lines:** Todd's Redi Mix Concrete, L.L.C. utilizes a portable rock crusher to make our required products. The crusher comes in several times throughout the year to make the required products and then leaves when completed. The rock crusher does not within 1000 feet from any residence.
 - c. Buffers:** The site is buffered by existing trees on the property lines.
 - d. Other:** none

- 11. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. Fencing:** The entrance to the operation area is gated.
 - b. Identification and safety signs:** There is a Todd's Redi Mix identification sign and a safety training sign at the operation entrance. There are No Trespassing signs located throughout the property.

- 12. **Navigable water within 500', non - navigable wetlands:** No

13. **DNR erosion control or water quality permits**

- a. **NR 216 Stormwater Permit:** Hayward Sand & Gravel has a WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #2841.
- b. **Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact.

Todd's Redi Mix Concrete, L.L.C. is regulated under a WDNR NR 216 Storm Water Group Permit for Nonmetallic Mining Operations. The company has an existing storm water plan for aggregate operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control, including the on-property containment of storm water runoff for suspended solids control.

The Storm Water Pollution Prevention Plan addresses practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period. Observations and conditions are reported daily for all applicable environmental programs.

14. **Erosion control measures**

a. **Berms**

The temporary berms are constructed of topsoil and subsoil and relocated as needed to the fringes of future areas to be mined as the site is developed. The berms will be seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. **Silt fences/Straw bale barriers**

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

15. **Environmental Considerations**

a. **Noise**

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences will also be mitigated by berms built around the operation areas.

b. Dust

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral activities, including trucking. Hayward Sand & Gravel is committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. Vibration – The operation does not involve any blasting.

d. Impact on adjacent property owners

Hayward Sand & Gravel is committed to keeping our operation in a neat and orderly manner. Progressive reclamation is practiced to keep as little of the property open for mining other than what is required to keep the operation running.

e. Litter/debris/contamination

Solid wastes generated in the course of production will be disposed of in dumpsters provided by licensed haulers. Regular disposal intervals will be maintained to provide adequate availability. There will be no hazardous waste produced in conjunction with the mining operation. Used oil and lubricants from equipment maintenance will be collected for recycling by a licensed used-oil contractor. The waste receptacles will be located away from active mining operations.

f. Wildlife

Wildlife is abundant at the property and the surrounding land owned by Hayward Sand & Gravel.

g. Pipeline, utility, right – of – way safety

None of the nonmetallic mine operation is conducted in any right – of – way.

16. What activities/projects will this mining operation support?

a. Use of applicant only

b. State, County or Town projects

c. Commercial sale of products

The Hayward Sand & Gravel operation serves the local State, County and Town projects as well as the commercial and sale of products.

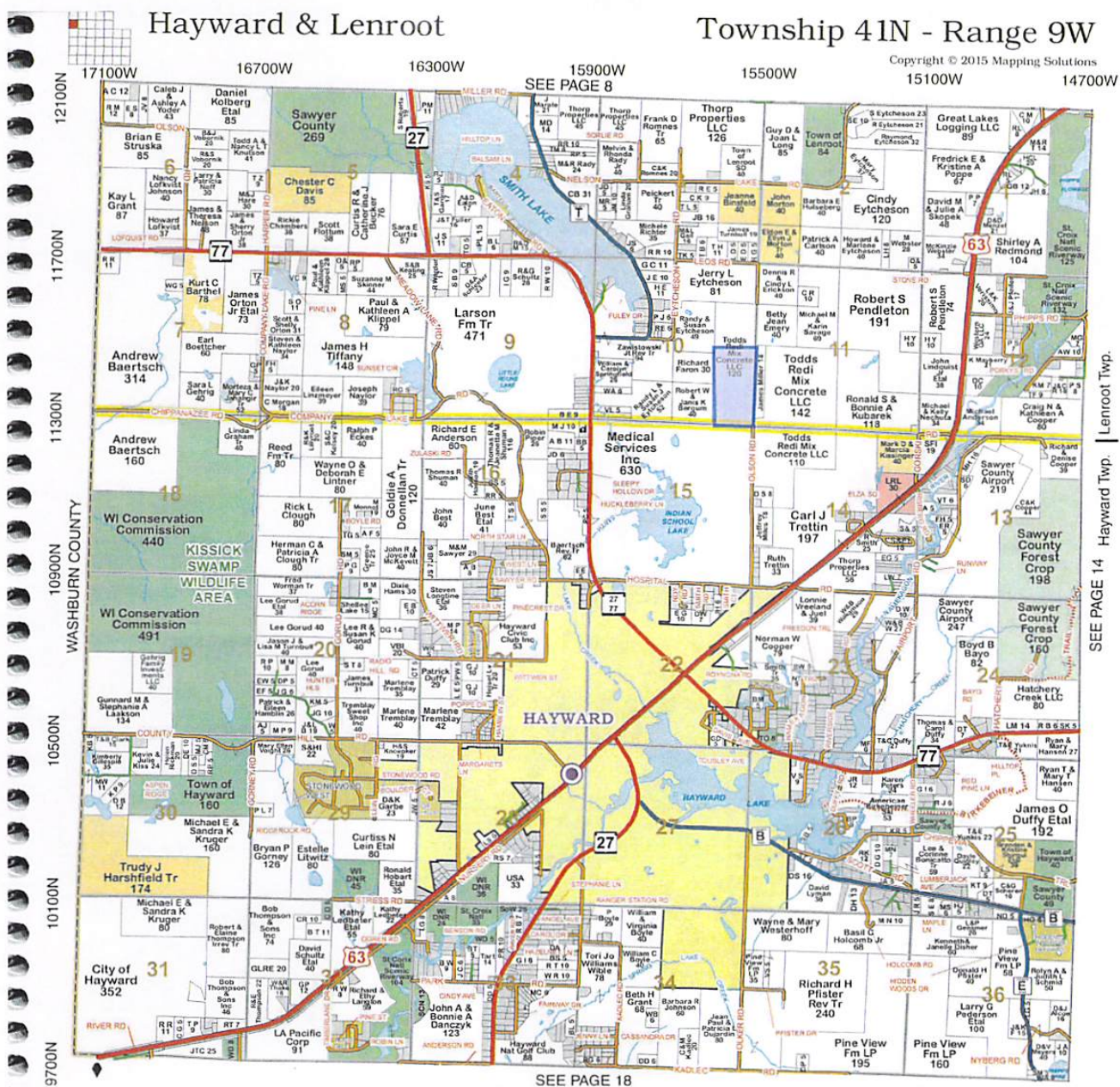
17. Reclamation Plan

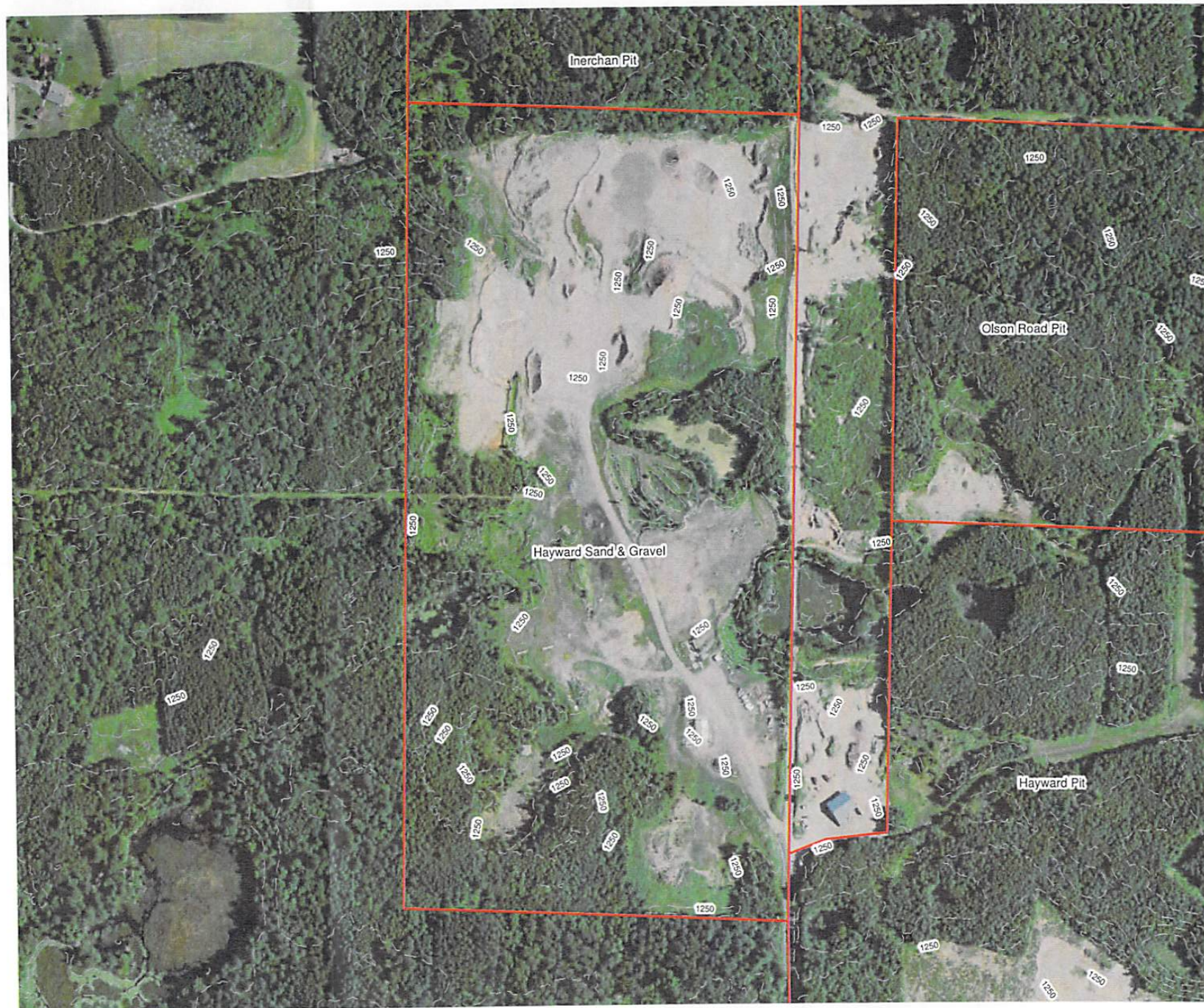
In accordance with NR 135, the site has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.

18. Bonding or Financial Assurance

Todd's Redi Mix Concrete, L.L.C currently has a reclamation bond on file with Sawyer County Zoning in the amount of \$73,000.

Figure 1. Plat Map Location of Hayward Sand & Gravel





LEGEND

OWNED PROPERTY

LEASED PROPERTY

NOTES

PART OF SECTION 10, T41N, R9W
TOWN OF LENROOT, SAWYER CO, WI

THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.

10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.

2020 AERIAL PHOTOGRAPH.



**Todd's Redi-Mix Concrete is
Committed to Protecting Our
Environment and Natural Resources**

HAYWARD SAND & GRAVEL EXISTING CONDITIONS

DATE: AUG 17, 2021 DRAWING: #1

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 10/21/2011

Tax ID:	17855
PIN:	57-014-2-41-09-10-4 04-000-000010
Legacy PIN:	014941104401
Map ID:	.16.1
Municipality:	(014) TOWN OF LENROOT
STR:	S10 T41N R09W
Description:	SESE
Recorded Acres:	40.000
Calculated Acres:	39.905
Lottery Claims:	0
First Dollar:	No
Zoning:	(C-1) Commercial One (F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 6/20/2014

WARRANTY DEED	
Date Recorded: 6/6/2006	339300
NOTE	
Date Recorded:	

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI

Billing Address:

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

Mailing Address:

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

**Site Address** * Indicates Private Road

11307N OLSON RD HAYWARD 54843

**Property Assessment**

Updated: 10/26/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G3-MANUFACTURING	40.000	0	0

2-Year Comparison

	2020	2021	Change
Land:	106,100	0	-100.0%
Improved:	20,600	0	-100.0%
Total:	126,700	0	-100.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 1/23/2019

Tax ID:	17851
PIN:	57-014-2-41-09-10-4 01-000-000010
Legacy PIN:	014941104101
Map ID:	.13.1
Municipality:	(014) TOWN OF LENROOT
STR:	S10 T41N R09W
Description:	NESE
Recorded Acres:	40.000
Calculated Acres:	40.243
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 1/23/2019

QUIT CLAIM DEED	
Date Recorded: 1/18/2019	416256
WARRANTY DEED	
Date Recorded: 6/6/2006	339300

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI**Billing Address:****Mailing Address:**

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 10/26/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G3-MANUFACTURING	40.000	0	0

2-Year Comparison	2020	2021	Change
Land:	92,200	0	-100.0%
Improved:	0	0	0.0%
Total:	92,200	0	-100.0%

**Property History**

N/A





Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-026

Applicant:

Todd's Redi-Mix Concrete LLC
P.O. Box 107
Rice lake, WI 54868

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

Part of the N1/4 NW ¼, Part of the SW1/4 NW1/4; S14, T41N, R9W; Parcel #'s 010-941-14-2201, 010-941-14-2101, 010-941-14-2301 and 010-941-14-2304; and Part of the NE1/3 SW1/4, and S1/2 SW1/4; S11, T41N, R9W; Parcel #'s 014-941-11-3401, 014-941-11-3101 and 014-941-11-3301; Part of the NE1/4 NW1/4; S14, T41N, R9W; 201.93 total acres; Zoned Forestry One (F-1) and Commercial One (C-1). Current operation is approximately 96 acres and is known as the Hayward Redi-Mix Pit.

Request: Permit desired for the five (5) year renewal of CUP #18-016 for the location/operation of a non-metallic mineral extraction, including rock crusher, asphalt plant, and ready mix concrete plant. This CUP was originally approved December 15, 2000 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-016 is for the location of a non-metallic mineral extraction operation including rock crusher, asphalt plant, and ready mix plant. The property is approximately 202 acres with the current operation area of approximately 96 acres. Expansion will progress throughout this entire property with plans to excavate approximately 10 acres every 5 years. The surrounding use is forestry, light residential, and other non-metallic mineral operations to. The nearest house is approximately 350' away from the pit entrance with the nearest stock piles approximately 1700' to the South. The majority of the pit expansion would be further North and West.

The Zoning Department received 1 complaint for this site with reports of wetland fill for this existing pit. Those concerns were forwarded on to the DNR for wetland fill but no response has been received by our Department. Financial assurance has been received for \$78,000 in the form of a bond.

The current house of operation, crushing hours, and asphalt and ready mix plants are 6AM-8PM, 7 days a week

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including normal hours of operation, crushing, and plant operation from 6AM-8PM, 7 days per week. (Committee can set other hours or days of operation/crushing/plant operations)
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.

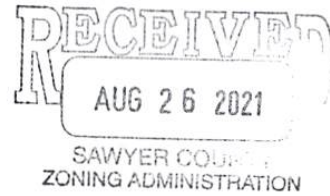
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

21-026

Town of Hayward
County of Sawyer

SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org



Property Owner Name & Address:

Todd's Redi-Mix Concrete LLC
P.O Box 107
Rice Lake, WI 54868

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

The NW ¼ NW ¼, NE ¼ NW ¼, N ½ SW ¼ NW ¼, Part of the SW ¼ NW ¼ Lot 1 CSM 10-387, S14, T41N, R09W; Parcel(s) 010-941-14-2201, 2101, 2301, & 2304; and The SE ¼ SW ¼, Part of the NE ¼ SW ¼, and Part of the SW ¼ SW ¼ S11, T41N, R09W; Parcel(s) 014-941-11-3401, 3101, 3301. Known as Hayward Redi-Mix (HRM) pit. Property is 201.93 acres and is Zoned Forestry One (F-1) and Commercial One (C-1)

Permit is desired for: The renewal of conditional use permit 18-016 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved December 15, 2000 and most recently renewed October 19, 2018.

Date of Public Hearing: October 15th 2021

Todd A. Widdes
President

Signature of property owner required.

The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name & Address of Agent:

Fee \$300

Rev. 1/2020

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Hayward Ready Mix

1. **Ownership and Management Data**
 - a. **Location of proposed mine site, Parcel ID#:**

The parcel ID#s for the property are as follows:
Parcel #010-941-14-2201, #010-941-14-2101, #010-941-14-2301, #010-941-14-2304, Town of Hayward and parcel # 014-941-11-3301, #014-941-11-3401, #010-941-11-3301, #014-941-11-3101, Town of Lenroot.

Owners of land, leasehold, license and other property interests:
The property is owned and operated by Todd's Redi Mix Concrete, L.L.C.

Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation: The property is owned and operated by Todd's Redi Mix Concrete, L.L.C.
2. **Property Description – include map:**

The N ½ of the NW ¼; the N ½ of the SW ¼ of the NW ¼;
Part of the SW ¼ of the NW ¼, described as Lot 1, recorded in Volume 10 of Certified Survey Maps, pages 387 – 388, Survey No. 2292; Part of the SW ¼ of the SW ¼; all in Section 14, Township 41 North, Range 9 West, Town of Hayward, Sawyer County, Wisconsin.

AND the E ½ of the NE ¼ of the SW ¼ and part of the S ½ of the SW ¼ in Section 11, T41N – R9W, Town of Lenroot, Sawyer County, Wisconsin.

Please see attached plat map as **Figure 1**.
3. **Size of Property (acres):** 201.93 acres
4. **Size of actual mine site – current and proposed expansion:** There are approximately 96 acres open at the site at this time. Approximately 201.93 acres are expected to be affected by the nonmetallic mine by the end of the project. Todd's Redi Mix Concrete, L.L.C. plans to excavate approximately 10 acres every 5 years.
5. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes

- e. **Washing:** yes
 - f. **Asphalt/hot-mix plants:** yes
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** Ready Mix Concrete Plant and Office & shop; truck scale; recycling (crushing) of concrete and asphalt.
6. **Hours of Operation**
- a. **Normal Hours:** 6:00 AM to 8:00 PM
 - b. **Crushing Hours:** same
 - c. **Asphalt plant/hot mix hours:** 6:00 AM to 8:00 PM
 - d. **Blasting Hours:** Not Applicable
 - e. **Other:** Ready Mix Concrete Plant hours are the same as normal hours
7. **Days of the week – months of the year:** Depending on the weather, Hayward Ready Mix typically is in operation Monday through Saturday January through December.
8. **Access Routes:**
- a. **Roadways to be used:** Traffic enters and exits the site from Olson Road.
 - b. **Driveway Permit:** The site has an existing Driveway; Fire Number: 11154
9. **Major Equipment to be used During the Operation:**
- a. **Crusher:** yes
 - b. **Asphalt/hot – mix plants:** Yes
 - c. **Screening plant:** yes
 - d. **Washing equipment:** yes
 - e. **Other:** Ready Mix Concrete Plant
 - f. **Location – nearest principal structure, residences within 1000'**
The nearest principal structure is the Ready Mix Concrete batch plant and an office on the property. There are two residences within 1000' of the operations, but they are not located within 1000' of the crusher:

David & Mary Sipe
65 Wisconsin Street
Sheboygan Falls, WI 53085

Thomas Williams
W2403 Northside Drive
Watertown, WI 53094

10. **Excavation**
 - a. **Depth:** approximately 15 to 40 feet
 - b. **Setback to lot lines:** Todd's Redi Mix Concrete, L.L.C. utilizes a portable rock crusher to make our required products. The crusher comes in several times throughout the year to make the required products and then leaves when completed. The rock crusher does not operate 1000 feet from any residence.
 - c. **Buffers:** A berm and several trees are located on the south property line with the adjacent residences.
 - d. **Other:** none

11. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. **Fencing:** The property has been surveyed. The entrance to the operation area is gated.
 - b. **Identification and safety signs:** There is a Hayward Ready Mix identification sign and a safety training sign at the operation entrance. There are No Trespassing signs located throughout the property.

12. **Navigable water within 500', non - navigable wetlands:** No

13. **DNR erosion control or water quality permits**
 - a. **NR 216 Stormwater Permit:** Hayward Ready Mix has a WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #10120.
 - b. **Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact. Best Management Practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures are utilized. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period. Observations and conditions are reported daily for all applicable environmental programs.

Todd's Redi Mix Concrete, L.L.C. is regulated under a WDNR NR 216 Storm Water Group Permit for Nonmetallic Mining Operations. The company has an existing storm water plan for aggregate operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control, including the on-property containment of storm water runoff for suspended solids control.

14. **Erosion control measures**

a. Berms

Temporary berms are constructed of topsoil and subsoil and relocated as needed, to the fringes of future areas to be mined as the site is developed. The berms are seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. Silt fences/Straw bale barriers

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

15. **Environmental Considerations**

a. Noise

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences is also mitigated by berms built around the operation areas.

b. Dust

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral activities, including trucking. Hayward Ready Mix is committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. Vibration – The operation does not involve any blasting.

d. Impact on adjacent property owners

Hayward Ready Mix is committed to keeping our operation in a neat and orderly manner. Progressive reclamation is practiced to keep as little of the property open for mining other than what is required to keep the operation running.

e. Litter/debris/contamination

Solid wastes generated in the course of production are disposed of in dumpsters provided by licensed haulers. Regular disposal intervals are maintained to provide adequate availability. There are no hazardous wastes produced in conjunction with the mining operation. Used oil and lubricants from equipment maintenance are collected for recycling by a licensed used-oil contractor. The waste receptacles are located away from active mining operations.

f. Wildlife

Wildlife is abundant at the property and the surrounding land owned by Hayward Ready Mix.

g. Pipeline, utility, right – of – way safety

None of the nonmetallic mine operation is conducted in any right – of – way.

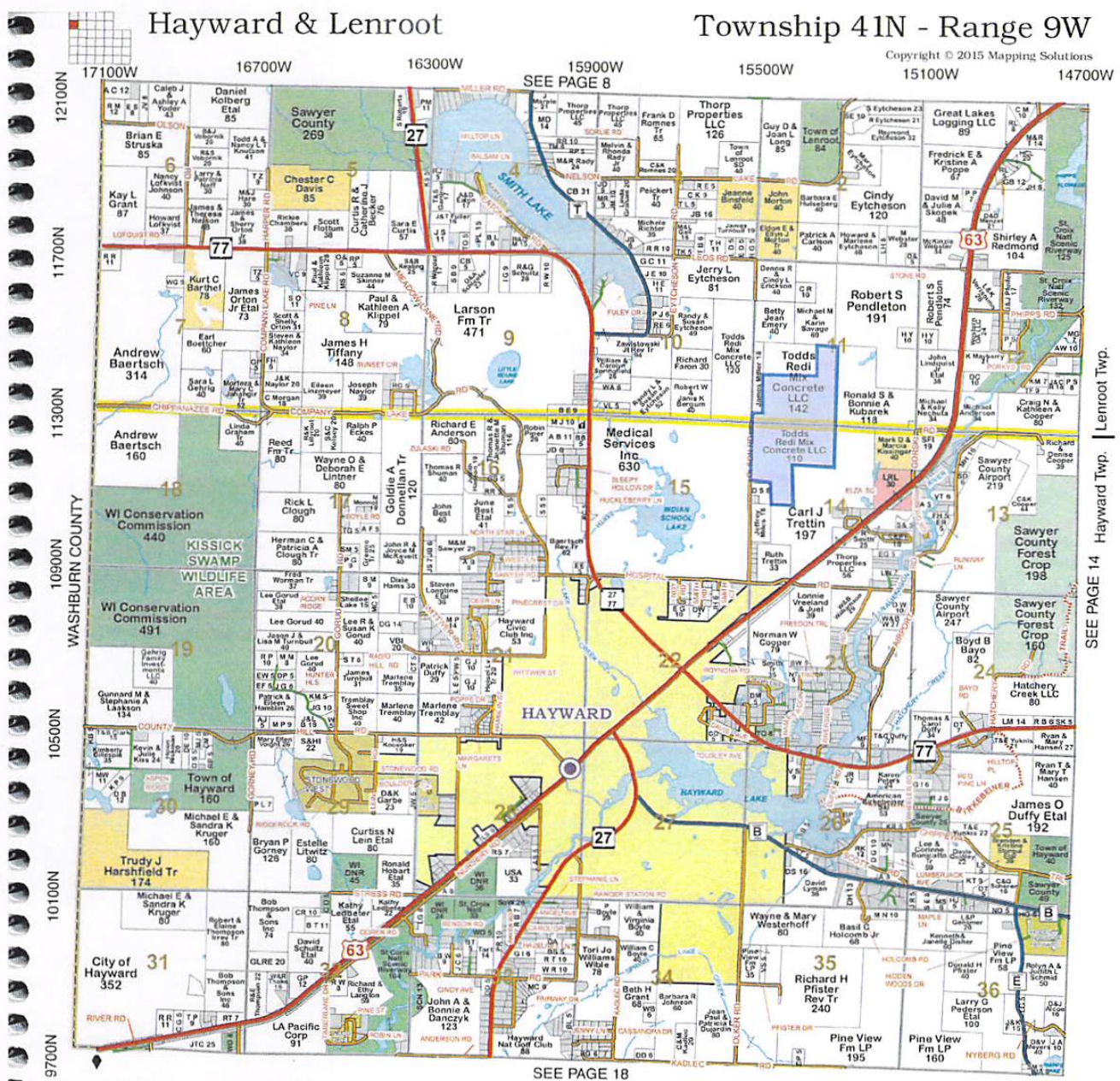
16. **What activities/projects will this mining operation support?**
 - a. **Use of applicant**
 - b. **State, County or Town projects**
 - c. **Commercial sale of products**

The Hayward Ready Mix operation serves the local State, County and Town projects as well as the commercial and private sale of products.
17. **Reclamation Plan**

In accordance with NR 135, the site has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.
18. **Bonding or Financial Assurance**

Todd's Redi Mix Concrete, L.L.C., owner and operator of Hayward Ready Mix currently has a bond on file with Sawyer County Zoning in the amount of \$155,300.

Figure 1. Plat Map Location of Hayward Ready Mix





LEGEND

- OWNED PROPERTY
- LEASED PROPERTY

NOTES

PART OF SECTIONS 11 & 14, T41N, R9W
TOWNS OF LENROOT & HAYWARD, SAWYER CO, WI
THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.
10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.
2020 AERIAL PHOTOGRAPH.



Todd's Redi-Mix Concrete is
Committed to Protecting Our
Environment and Natural Resources

**HAYWARD PIT
EXISTING CONDITIONS**

DATE: AUG 17, 2021 DRAWING: #1

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:21 AM

**Description**

Updated: 10/21/2011

Tax ID:	12033
PIN:	57-010-2-41-09-14-2 02-000-000010
Legacy PIN:	010941142201
Map ID:	.6.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R09W
Description:	NWNW
Recorded Acres:	40.000
Calculated Acres:	39.516
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/23/2020

WARRANTY DEED	
Date Recorded: 2/3/2006	336746 479/76 WD326714 WD336746
WARRANTY DEED	
Date Recorded: 11/16/2004	326714
WARRANTY DEED	
Date Recorded: 2/23/2001	289317
WARRANTY DEED	
Date Recorded: 1/17/1992	227150
NOTE	
Date Recorded:	

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI

Billing Address:	Mailing Address:
TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 10/26/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G3-MANUFACTURING	40.000	0	0

2-Year Comparison	2020	2021	Change
Land:	81,600	0	-100.0%
Improved:	0	0	0.0%
Total:	81,600	0	-100.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:21 AM

**Description**

Updated: 10/21/2011

Tax ID:	12032
PIN:	57-010-2-41-09-14-2 01-000-000010
Legacy PIN:	010941142101
Map ID:	.5.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R09W
Description:	NENW
Recorded Acres:	40.000
Calculated Acres:	40.667
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/23/2020

WARRANTY DEED	
Date Recorded: 2/3/2006	336746 WD730/475 WD326714 WD336747
WARRANTY DEED	
Date Recorded: 11/16/2004	326714
WARRANTY DEED	
Date Recorded: 2/23/2001	289317

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI

Billing Address:**Mailing Address:**

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 10/23/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G3-MANUFACTURING	40.000	0	0

2-Year Comparison	2020	2021	Change
Land:	81,600	0	-100.0%
Improved:	0	0	0.0%
Total:	81,600	0	-100.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:21 AM

**Description**

Updated: 10/21/2011

Tax ID:	12034
PIN:	57-010-2-41-09-14-2 03-000-000010
Legacy PIN:	010941142301
Map ID:	.7.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R09W
Description:	N1/2 SWNW
Recorded Acres:	20.000
Calculated Acres:	19.920
Lottery Claims:	0
First Dollar:	No
Zoning:	(C-1) Commercial One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/26/2020

WARRANTY DEED	
Date Recorded: 2/3/2006	336746 WD730/475 WD326714 WD336746
WARRANTY DEED	
Date Recorded: 11/16/2004	326714
WARRANTY DEED	
Date Recorded: 2/23/2001	289317
NOTE	
Date Recorded:	

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI

Billing Address:	Mailing Address:
TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

11154N OLSON RD HAYWARD 54843

**Property Assessment**

Updated: 10/26/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G3-MANUFACTURING	20.000	0	0

2-Year Comparison	2020	2021	Change
Land:	50,900	0	-100.0%
Improved:	223,700	0	-100.0%
Total:	274,600	0	-100.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:21 AM

**Description**

Updated: 10/21/2011

Tax ID:	12037
PIN:	57-010-2-41-09-14-2 03-000-000040
Legacy PIN:	010941142304
Map ID:	.7.4
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R09W
Description:	PRT SWNW LOT 1 CSM 10/387 #2292 PRT LOT 1 & PRT LOT 2 CSM 27/48 #7011
Recorded Acres:	10.040
Calculated Acres:	10.103
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/21/2011

WARRANTY DEED	
Date Recorded:	336746 WD730/475 WD326714 WD336746
NOTE	
Date Recorded:	

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI

Billing Address:**Mailing Address:**

TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 11/9/2015

2021 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	0.500	100	0
G6-PRODUCTIVE FOREST	9.540	13,400	0

2-Year Comparison

	2020	2021	Change
Land:	13,500	13,500	0.0%
Improved:	0	0	0.0%
Total:	13,500	13,500	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 10/21/2011

Tax ID:	17905
PIN:	57-014-2-41-09-11-3 04-000-000010
Legacy PIN:	014941113401
Map ID:	.12.1
Municipality:	(014) TOWN OF LENROOT
STR:	S11 T41N R09W
Description:	SESW
Recorded Acres:	40.000
Calculated Acres:	40.651
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/21/2011

WARRANTY DEED	
Date Recorded:	336746 WD730/475 WD336746
NOTE	
Date Recorded:	

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI

Billing Address:**Mailing Address:**

TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2014

2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	40.000	52,000	0

2-Year Comparison	2020	2021	Change
Land:	52,000	52,000	0.0%
Improved:	0	0	0.0%
Total:	52,000	52,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 10/21/2011

Tax ID:	17899
PIN:	57-014-2-41-09-11-3 01-000-000010
Legacy PIN:	014941113101
Map ID:	.9.1
Municipality:	(014) TOWN OF LENROOT
STR:	S11 T41N R09W
Description:	PRT NESW
Recorded Acres:	20.000
Calculated Acres:	20.253
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/21/2011

WARRANTY DEED
Date Recorded: 336746 WD730/475 WD336746
NOTE
Date Recorded:

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI**Billing Address:****Mailing Address:**

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

TODD'S REDI MIX CONCRETE LLC
PO BOX 107
RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2014

2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	20.000	44,000	0

2-Year Comparison	2020	2021	Change
Land:	44,000	44,000	0.0%
Improved:	0	0	0.0%
Total:	44,000	44,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/31/2021

Property Status: Current

Created On: 2/6/2007 7:55:30 AM

**Description**

Updated: 10/21/2011

Tax ID:	17903
PIN:	57-014-2-41-09-11-3 03-000-000010
Legacy PIN:	014941113301
Map ID:	.11.1
Municipality:	(014) TOWN OF LENROOT
STR:	S11 T41N R09W
Description:	PRT SWSW
Recorded Acres:	31.890
Calculated Acres:	32.516
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/21/2011

WARRANTY DEED

Date Recorded: 336746 WD730/475 WD336746

NOTE

Date Recorded:

**Ownership**

Updated: 10/21/2011

TODD'S REDI MIX CONCRETE LLC RICE LAKE WI**Billing Address:****Mailing Address:**

TODD'S REDI MIX CONCRETE LLC	TODD'S REDI MIX CONCRETE LLC
PO BOX 107	PO BOX 107
RICE LAKE WI 54868-0107	RICE LAKE WI 54868-0107

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2014

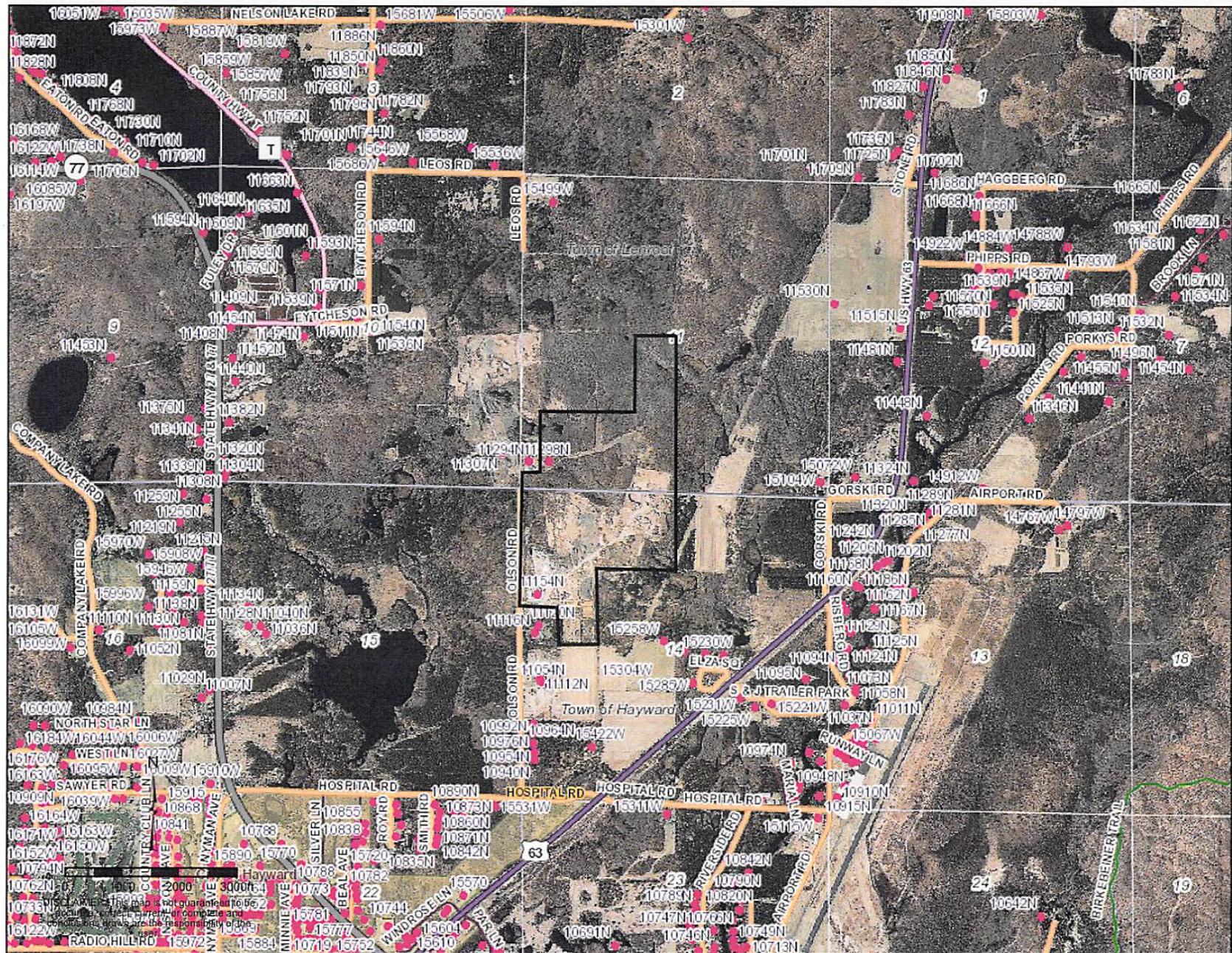
2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	31.890	54,200	0

2-Year Comparison	2020	2021	Change
Land:	54,200	54,200	0.0%
Improved:	0	0	0.0%
Total:	54,200	54,200	0.0%

**Property History**

N/A



6) Town of Hayward and Town of Lenroot. Todd's Redi Mix. Candy Anderson-Milestone Materials – agent. Part of the N1/4 NW ¼, Part of the SW1/4 NW1/4; S14, T41N, R9W; Parcel #'s 010-941-14-2201, 010-941-14-2101, 010-941-14-2301 and 010-941-14-2304; and Part of the NE1/3 SW1/4, and S1/2 SW1/4; S11, T41N, R9W; Parcel #'s 014-941-11-3401, 014-941-11-3101 and 014-941-11-3301; Part of the NE1/4 NW1/4; S14, T41N, R9W; 201.93 Approx. Total Acres; Zoned Forestry One (F-1) and Commercial One (C-1); Site address 11154N Olson Road. Permit desired for the Three (3) year renewal of conditional use permit #01-001 for the location of a non-metallic mineral extraction operation, including rock crusher, and asphalt plant. The CUP was originally approved at public hearing on December 15, 2000.



Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-027

Applicant:

Donald Winter
1111 Cannon Lane
Washburn, ND 58588

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ including Outlot 2 CSM 29-224 #7436; S10, T38N, R08W; Parcel #004-838-10-3103; 40.62 total acres; Zoned Agricultural One (A-1). Current operation is approximately 21 acres and is known as the Winter #341 Pit.

Request: Permit desired for the five (5) year renewal of CUP #18-017 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved April 24, 1992 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-017 is for the location of a non-metallic mineral extraction operation including rock crusher and asphalt plant. The property is approximately 40 acres with the current operation area of approximately 21 acres. Expansion will progress to the north, south, and west. The current permitted area totals 35 acres. The surrounding use is forestry, agricultural, and light residential. The nearest house is approximately 775' away from the current active pit area. However, expansion may be coming closer to this nearby residence but all crushing operations must be a minimum of 1000' away.

The Zoning Department has not received any complaint for this site but during the last renewal there was 3 adjacent property owners with objections to the pit operation because of noise and health concerns. Financial assurance has been received for \$15,000 in the form of a bond.

The current hours of operation, crushing hours, and asphalt plants hours are 6AM-7PM, Monday-Saturday. Typical operation is from March-November but if weather permits projects may come up December-February.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including normal hours of operation, crushing, and plant operation from 6AM-7PM, Monday-Saturday (Committee can set other hours or days of operation/crushing/plant operations)
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

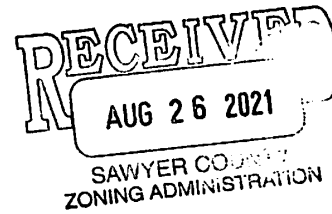
Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

21-027

Town of Couderay
County of Sawyer

SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

Donald C Winter
1111 Cannon Ln
Washburn, ND 58577

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

Part of the NE ¼ SW ¼ including outlot 2 CSM 29/224 S10, T38N, R08W; Parcel #004-838-10-3103 [REDACTED] Known as
Winter #341 pit. Property is 40.62 acres and is Zoned Agricultural One (A-1)Permit is desired for: The renewal of conditional use permit 18-017 for the location/operation of a non-metallic mineral
extraction, including rock crusher and asphalt plant. This CUP was originally approved April 24, 1992 and most recently
renewed October 19, 2018.Date of Public Hearing: October 15th 2021

Signature of property owner required.

The undersigned person(s) hereby give permission for
access to the property for inspection by Municipal
Officials, Sawyer County Zoning Staff and Sawyer
County Zoning Committee members if needed.

Name & Address of Agent:

Fee \$300

Rev. 1/2020

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Winter C Pit

1. **Ownership and Management Data**
 - a. **Location of proposed mine site, Parcel ID#:**
The Winter C Pit is located in the NE ¼ of the SW ¼ of Section 10, T38N – R8W, Town of Couderay, Sawyer County, Wisconsin. Parcel #004-838-10-3103.
 - b. **Owners of land, leasehold, license and other property interests:**
The property is owned by Don C. Winter.
Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation: Milestone Materials is in charge of the pit and crushing operations; Monarch Paving Company is in charge of the asphalt plant operations. Both companies are divisions of Mathy Construction.

Property Description – include map: please see attached plat map as Figure 1.

2. **Size of Property (acres):** 40 acres
3. **Size of actual mine site – current and proposed expansion:** There are approximately 21 acres open at the Winter C Pit at this time. Expansion will progress to the north, south and west. The current permitted area totals approximately 35 acres.
4. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes
 - e. **Washing:** yes
 - f. **Asphalt/hot-mix plants:** yes
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** recycling (crushing) of concrete and asphalt
5. **Hours of Operation**
 - a. **Normal Hours:** 6:00 AM to 7:00 PM Monday - Saturday
 - b. **Crushing Hours:** 6:00 AM to 7:00 PM Monday - Saturday
 - c. **Asphalt plant/hot mix hours:** 6:00 AM to 7:00 PM Monday – Saturday
 - d. **Blasting Hours:** Not Applicable
 - e. **Other:**

6. **Days of the week – months of the year:** Depending on the weather and upon local projects in the area, the Winter C Pit will typically operate Monday through Saturday, March through November. However, if weather permits, projects may come up December through February.
7. **Access Routes:**
 - a. **Roadways to be used:** Traffic enters and exits the site from an existing driveway at 4236N County Highway C.
 - b. **Driveway Permit:** Not applicable
8. **Major Equipment to be used During the Operation:**
 - a. **Crusher:** yes
 - b. **Asphalt/hot – mix plants:** yes
 - c. **Screening plant:** yes
 - d. **Washing equipment:** yes
 - e. **Other:** recycling (crushing) of concrete and asphalt
 - f. **Location – nearest principal structure, residences within 1000'**
There are no residences within 1000' feet of the crusher or asphalt plant.
9. **Excavation**
 - a. **Depth:** approximately 35 to 40 feet
 - b. **Setback to lot lines:** A 50' setback will be maintained between the operation and all lot lines. A 50' setback will be maintained between the operation and County Highway C. Topsoil and overburden will be stored as berms within the 50' setbacks.
 - c. **Buffers:** The site is buffered by existing trees on the property lines.
 - d. **Other:** none
10. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. **Fencing:** The property has been surveyed. The entrance to the Winter C Pit is gated.
 - b. **Identification and safety signs:** There is a pit identification sign at the Winter C Pit entrance.
11. **Navigable water within 500', non - navigable wetlands:** No
12. **DNR erosion control or water quality permits**
 - a. **NR 216 Stormwater Permit:** The Winter C Pit has a WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #25871.

- b. Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact. The company has an existing storm water plan for aggregate and asphalt plant operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control.

The Storm Water Pollution Prevention Plan addresses practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period. Observations and conditions are reported daily for all applicable environmental programs.

13. Erosion control measures

a. Berms

The berms are constructed of topsoil and subsoil and relocated as needed to the fringes of future areas to be mined as the site is developed. The berms will be seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. Silt fences/Straw bale barriers

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

14. Environmental Considerations

a. Noise

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences will also be mitigated by berms built around the operation areas and existing tree buffers.

b. Dust

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral activities, including trucking. Milestone Materials and Monarch Paving are committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. Vibration – The operation does not involve any blasting.

d. Impact on adjacent property owners

We are committed to keeping our operation in a neat and orderly manner and to operate within our permitted hours of operation. Additional screening measures are implemented through berms and trees within the property line setbacks.

e. Litter/debris/contamination

Solid wastes generated in the course of production are disposed of in dumpsters provided by licensed haulers. Regular disposal intervals are maintained to provide adequate availability. There is no hazardous waste produced in conjunction with the mining operation. Used oil and lubricants from equipment maintenance will be collected for recycling by a licensed used-oil contractor. The waste receptacles are located away from active mining operations.

f. Wildlife

Wildlife is abundant at the property and the surrounding land owned.

g. Pipeline, utility, right – of – way safety

None of the nonmetallic mine operation is conducted in any right – of – way.

15. What activities/projects will this mining operation support?

a. Use of applicant only

b. State, County or Town projects

c. Commercial sale of products

The Winer C Pit serves the local State, County and Town projects as well as the commercial and private sale of products to the local community.

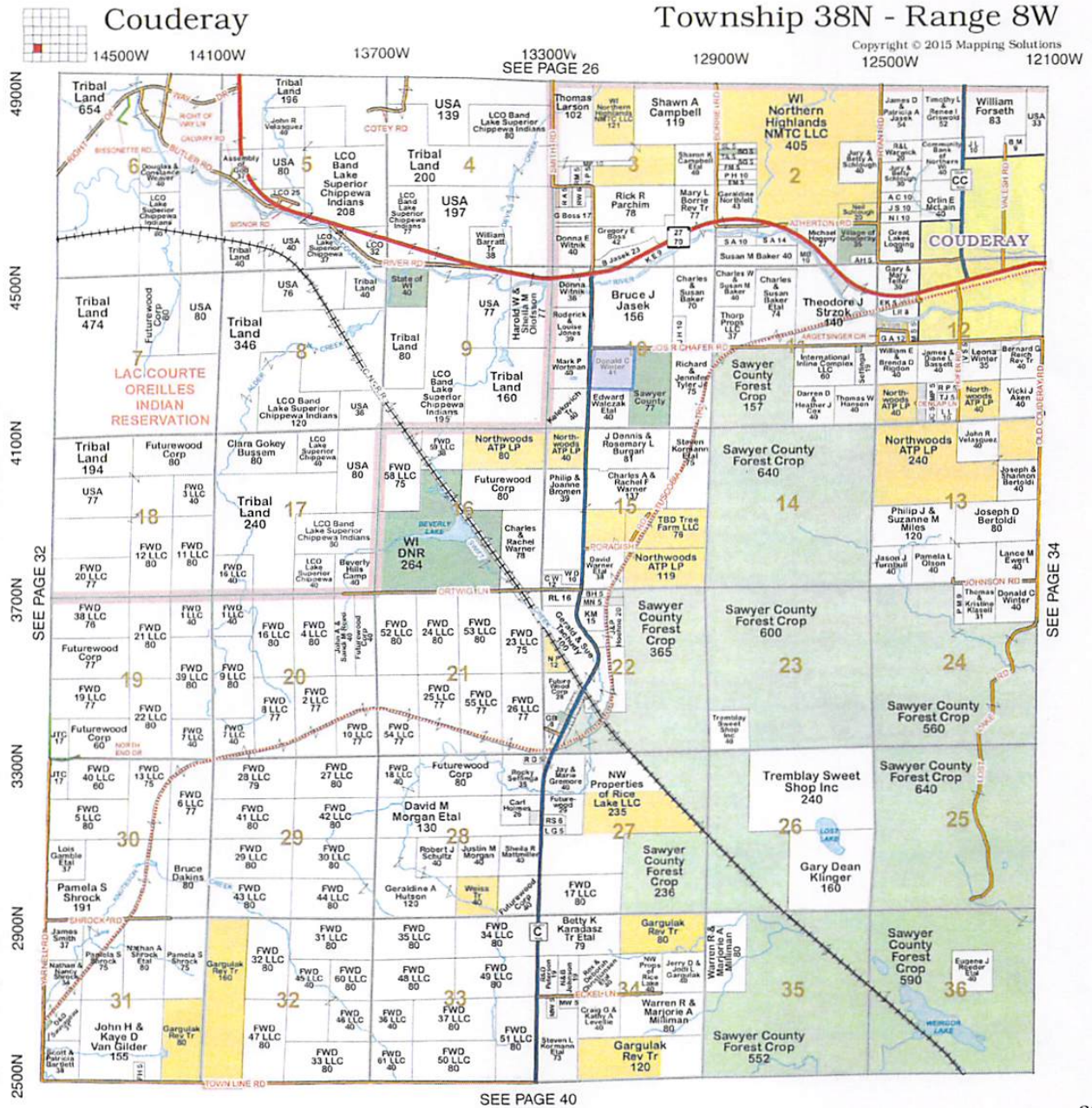
16. Reclamation Plan

In accordance with NR 135, the Winter C Pit has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.

18. Bonding or Financial Assurance

Milestone Materials has a reclamation bond on file for the Winter C Pit in the amount of \$31,500.

Figure 1. Winter C Pit Plat Book Page Location





LEGEND

- OWNED PROPERTY
- LEASED PROPERTY

NOTES

PART OF SECTION 10, T38N, R8W
TOWN OF COUDERAY, SAWYER CO, WI

THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.

10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.

2020 AERIAL PHOTOGRAPH.



**MILESTONE
MATERIALS**

A Division of Mathy Construction Co.

Mathy Construction Co. is
Committed to Protecting Our
Environment and Natural Resources

**WINTER PIT
EXISTING CONDITIONS**

DATE: AUG 17, 2021 DRAWING: #1

Real Estate Sawyer County Property Listing

Today's Date: 9/8/2021

Property Status: Current

Created On: 8/15/2007 11:06:40 AM

**Description**

Updated: 11/2/2016

Tax ID:	39393
PIN:	57-004-2-38-08-10-3 01-000-000030
Legacy PIN:	004838103103
Map ID:	.9.3
Municipality:	(004) TOWN OF COUDERAY
STR:	S10 T38N R08W
Description:	PRT NESW INCL OUTLOT 2 CSM 29/224 #7436
Recorded Acres:	40.620
Calculated Acres:	39.612
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	454

**Tax Districts**

Updated: 8/15/2007

1	State of Wisconsin
57	Sawyer County
004	Town of Couderay
576615	Winter School District
001700	Technical College

**Recorded Documents**

Updated: 6/19/2012

QUIT CLAIM DEED	
Date Recorded: 10/16/2007	349680
WARRANTY DEED	
Date Recorded: 7/7/1992	229811 489/29
NOTE	
Date Recorded:	

**Ownership**

Updated: 8/17/2011

DONALD C WINTER WASHBURN ND**Billing Address:****DONALD C WINTER**

1111 CANNON LN

WASHBURN ND 58577

Mailing Address:**DONALD C WINTER**

1111 CANNON LN

WASHBURN ND 58577

**Site Address** * indicates Private Road

4236N COUNTY HWY C COUDERAY 54828

**Property Assessment**

Updated: 8/19/2013

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	5.000	7,500	0
G6-PRODUCTIVE FOREST	35.620	46,300	0

2-Year Comparison

	2020	2021	Change
Land:	53,800	53,800	0.0%
Improved:	0	0	0.0%
Total:	53,800	53,800	0.0%

**Property History**

Parent Properties	Tax ID
57-004-2-38-08-10-3 01-000-000010	4680
57-004-2-38-08-10-4 02-000-000010	4689

HISTORY Expand All History

White=Current Parcels

Pink=Retired Parcels

Tax ID: 4689 **Pin:** 57-004-2-38-08-10-4 02-000-000010 **Leg. Pin:** 004838104201 **Map ID:** .14.1 **Tax ID:** 4680 **Pin:** 57-004-2-38-08-10-3 01-000-000010 **Leg. Pin:** 004838103101 **Map ID:** .9.1

39393 This Parcel

Parents

Children









Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-028

Applicant:

Mathy Construction Co.
920 10th Ave North
Onalaska, WI 54650

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; all in section 02, T41N, R07W; Parcel #024-741-02-1201 and #024-741-02-1301; 56.46 total acres; Zoned Forestry One (F-1). Current operation is approximately 19 acres and is known as the Point Pit.

Request: Permit desired for the five (5) year renewal of CUP #18-018 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved June 16, 1989 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-020 is for the location of a non-metallic mineral extraction operation including rock crusher. The property is approximately 56.46 acres with the current operation area of approximately 19 acres. Expansion will progress to the north. The current permitted area totals 56.46 acres. The surrounding use is forestry, commercial, and light residential. The nearest house is approximately 700' away from the current pit entrance operation area of approximately 1200'. Expansion would not be coming any closer to this nearby residence and all crushing and plant operations must be a minimum of 1000' away.

The Zoning Department has not received any recent or new complaint for this site. Financial assurance has been received for \$33,000 in the form of a bond.

The normal hours of operation are 7AM-7PM, Monday-Friday. Crushing hours are the same for 45 days per year. Typical operation is from March-November but if weather permits projects may come up December-February.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including the normal hours of operation of 7AM-7PM, Monday-Friday. Crushing hours of 7AM-7PM, Monday-Friday; 45 days per year. (Committee can set other hours or days of operation/crushing/plant operations)
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

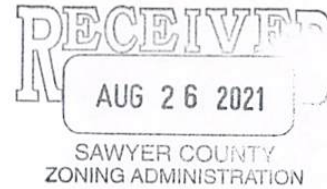
- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

21-028

Town of Round Lake
County of Sawyer

SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org



Property Owner Name & Address:

Mathy Construction Co.
920 10th Ave North
Onalaska, WI 54650

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

Part of the SW ¼ NE ¼ and Fraction NW ¼ NE ¼ S02, T41N, R07W; Parcel #024-741-02-1301 and 1201. Known as Point pit. Property is 56.46 acres and is Zoned Forestry One (F-1)

Permit is desired for: The renewal of conditional use permit 18-020 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved March 20, 2001 and most recently renewed October 19, 2018.

Date of Public Hearing: October 15th 2021

Brent Schulte / VICE PRESIDENT
[Signature] 8/20/21

Signature of property owner required.

The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name & Address of Agent:

Fee \$300

Rev. 1/2020

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Point Sporting Goods Pit

1. **Ownership and Management Data**

a. Location of proposed mine site, Parcel ID#:

~~The Point Pit is located in Northeast Quarter of the Northeast Quarter (NE ¼, NE ¼), EXCEPT the following described parcels: Certified Survey Map recorded in Volume 4, pages 375-376, Survey No. 375; Lots 2 and 3 as recorded in Volume 4 of Certified Survey Maps, pages 92-93, Survey No. 176; Lot 1 as recorded in Volume 6 of Certified Survey Map, pages 54-55, Survey No. 1141; and Certified Survey Map recorded in Volume 6, pages 274-275, Survey No. 1264.~~

The Northwest Quarter of the Northeast Quarter (NW ¼, NE ¼).

The Southwest Quarter of the Northeast Quarter (SW ¼, NE ¼), EXCEPTING all that part lying South of State Highway “77”, also EXCEPTING that part deeded to the State of Wisconsin Department of Transportation described in Document recorded March 6 1991, in Volume 462 of Records, pages 219-220.

~~The Southeast Quarter of the Northeast Quarter (SE ¼, NE ¼), lying North of State Highway “77” EXCEPTING Certified Survey Map recorded in Volume 6, pages 54-55, Survey No. 1141 and Certified Survey Map recorded in Volume 6, pages 274-275, Survey No. 1264. ALL of the above in Section 2, Township 41 North, Range 7 West, Town of Round Lake, Sawyer County, Wisconsin.~~

Parcels #024-741-02-1201, #024-741-02-1301,

b. Owners of land, leasehold, license and other property interests:

The property is owned by Mathy Construction.

Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation: Milestone Materials, a Division of Mathy Construction Company, is in charge of the pit operations.

Property Description – include map: please see attached plat map as Figure 1.

2. **Size of Property (acres):** ~~2.4~~ acres

3. **Size of actual mine site – current and proposed expansion:** There are approximately 19 acres open at the site at this time. Expansion will progress to the north. The current permitted area totals approximately ~~5.4~~ acres.

4. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes
 - e. **Washing:** yes
 - f. **Asphalt/hot-mix plants:** no
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** Recycling (crushing) of concrete and asphalt.

5. **Hours of Operation**
 - a. **Normal Hours:** 7:00 AM to 7:00 PM Monday - Friday
 - b. **Crushing Hours:** 7:00 AM to 7:00 PM Monday – Friday; 45 days per year
 - c. **Asphalt plant/hot mix hours:** None
 - d. **Blasting Hours:** Not Applicable
 - e. **Other:** Crushing is allowed for 45 days per year.

6. **Days of the week – months of the year:** Depending on the weather and upon local projects in the area, the Point Pit will typically operate Monday through Friday, March through November. However, if weather permits, projects may come up December through February. Our current Conditional Use Permit allows for crushing at the Point Pit to occur for 45 days per year.

7. **Access Routes:**
 - a. **Roadways to be used:** Traffic enters and exits the site from an existing driveway State Highway 77.
 - b. **Driveway Permit:** The Point Pit has an existing driveway located at Fire Number 10382W.

8. **Major Equipment to be used During the Operation:**
 - a. **Crusher:** yes
 - b. **Asphalt/hot – mix plants:** no
 - c. **Screening plant:** yes
 - d. **Washing equipment:** yes
 - e. **Other:**
 - f. **Location – nearest principal structure, residences within 1000'**
There are no residences within 1000' feet of the crusher.

9. **Excavation**
 - a. **Depth:** approximately 30 feet
 - b. **Setback to lot lines:** A 100' setback will be maintained between the operation and all property lines, with the exception of the adjacent west property line, which has an active gravel pit. Mining will be conducted to the west property line to allow for a smoother transition in to reclamation of that area. A 100' setback will be maintained between the operation and State Highway 77. Topsoil and overburden will be stored within the setback areas as berms. A 100' setback will be maintained between the excavation and the wetland located in the northwest corner of the property.
 - c. **Buffers:** The site is buffered by existing trees on the property lines.
 - d. **Other:** none
10. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. **Fencing:** The property has been surveyed.
 - b. **Identification and safety signs:** There is an identification sign at the Point Pit entrance.
11. **Navigable water within 500', non - navigable wetlands:** No navigable water exists within 500' of the operation. A wetland exists in the northwest corner of the property. The operation will maintain a 100' setback from the wetland.
12. **DNR erosion control or water quality permits**
 - a. **NR 216 Stormwater Permit:** The Point Pit has a WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #25869.
 - b. **Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact.

Milestone Materials has an existing storm water plan for aggregate operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control, including the on-property containment of storm water runoff.

The Storm Water Pollution Prevention Plan addresses practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period.

Observations and conditions are reported daily for all applicable environmental programs.

13. **Erosion control measures**

a. Berms

Berms are constructed of topsoil and subsoil and relocated as needed to the fringes of future areas to be mined as the site is developed. The berms will be seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. Silt fences/Straw bale barriers

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

14. **Environmental Considerations**

a. Noise

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences will also be mitigated by berms built around the operation areas within the property line setbacks.

b. Dust

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral activities, including trucking. Milestone Materials is committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. Vibration – The operation does not involve any blasting.

d. Impact on adjacent property owners

We are committed to keeping our operation in a neat and orderly manner and to operate within our permitted hours of operation. Additional screening measures through berms and trees will continue to be built in the 100' setback area along property lines where needed.

e. Litter/debris/contamination

Solid wastes generated in the course of production will be disposed of in dumpsters provided by licensed haulers. Regular disposal intervals will be maintained to provide adequate availability. There will be no hazardous waste produced in conjunction with the mining operation. Used oil and lubricants from equipment maintenance will be collected for recycling by a licensed used-oil contractor. The waste receptacles will be located away from active mining operations.

f. Wildlife

Wildlife is abundant at the property and the surrounding land.

g. Pipeline, utility, right – of – way safety

None of the nonmetallic mine operation is conducted in any right – of – way.

15. What activities/projects will this mining operation support?

a. Use of applicant only

b. State, County or Town projects

c. Commercial sale of products

The Point Pit serves the local State, County and Town, commercial and private projects as well as the commercial sale of products to the local community.

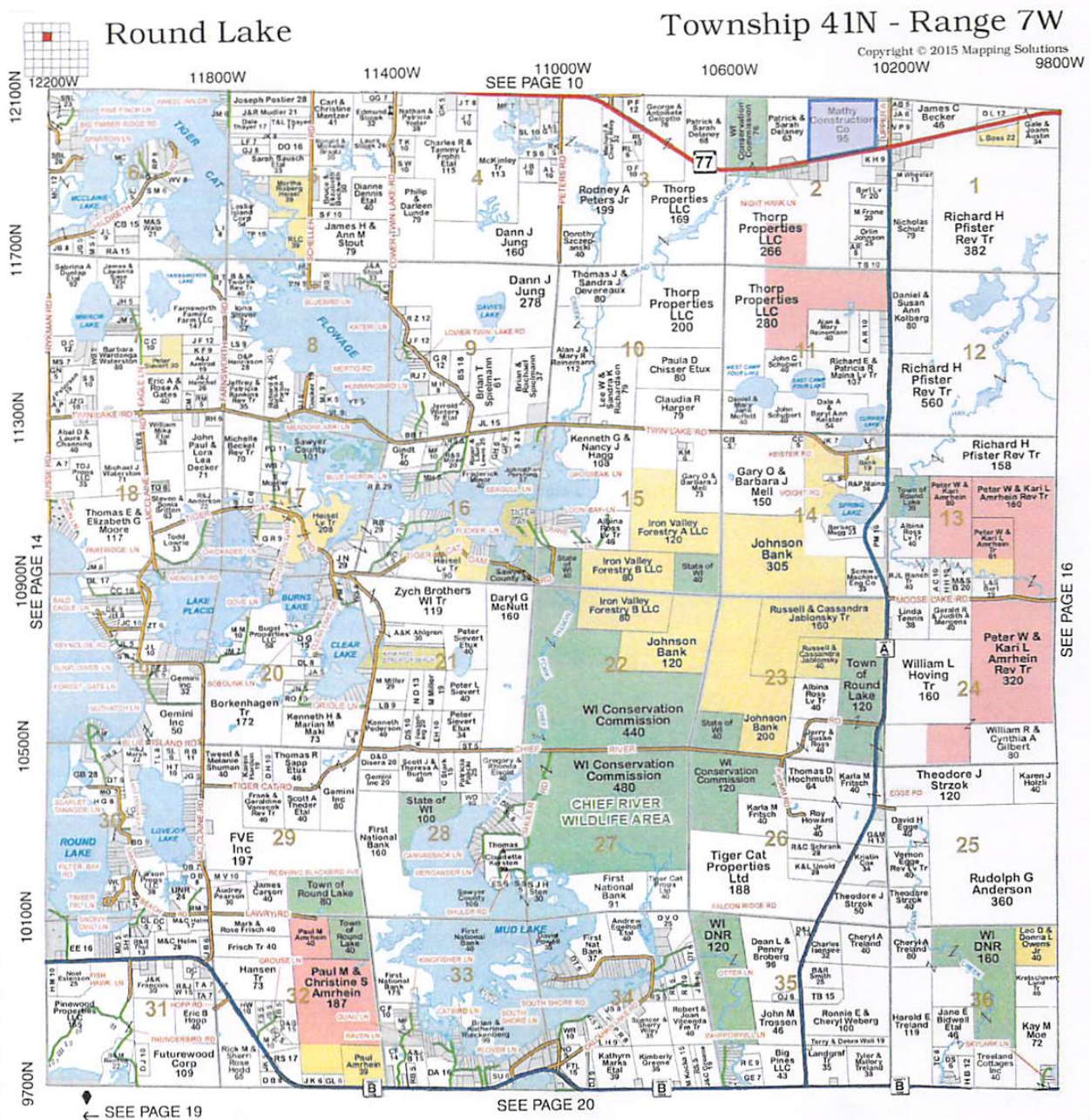
16. Reclamation Plan

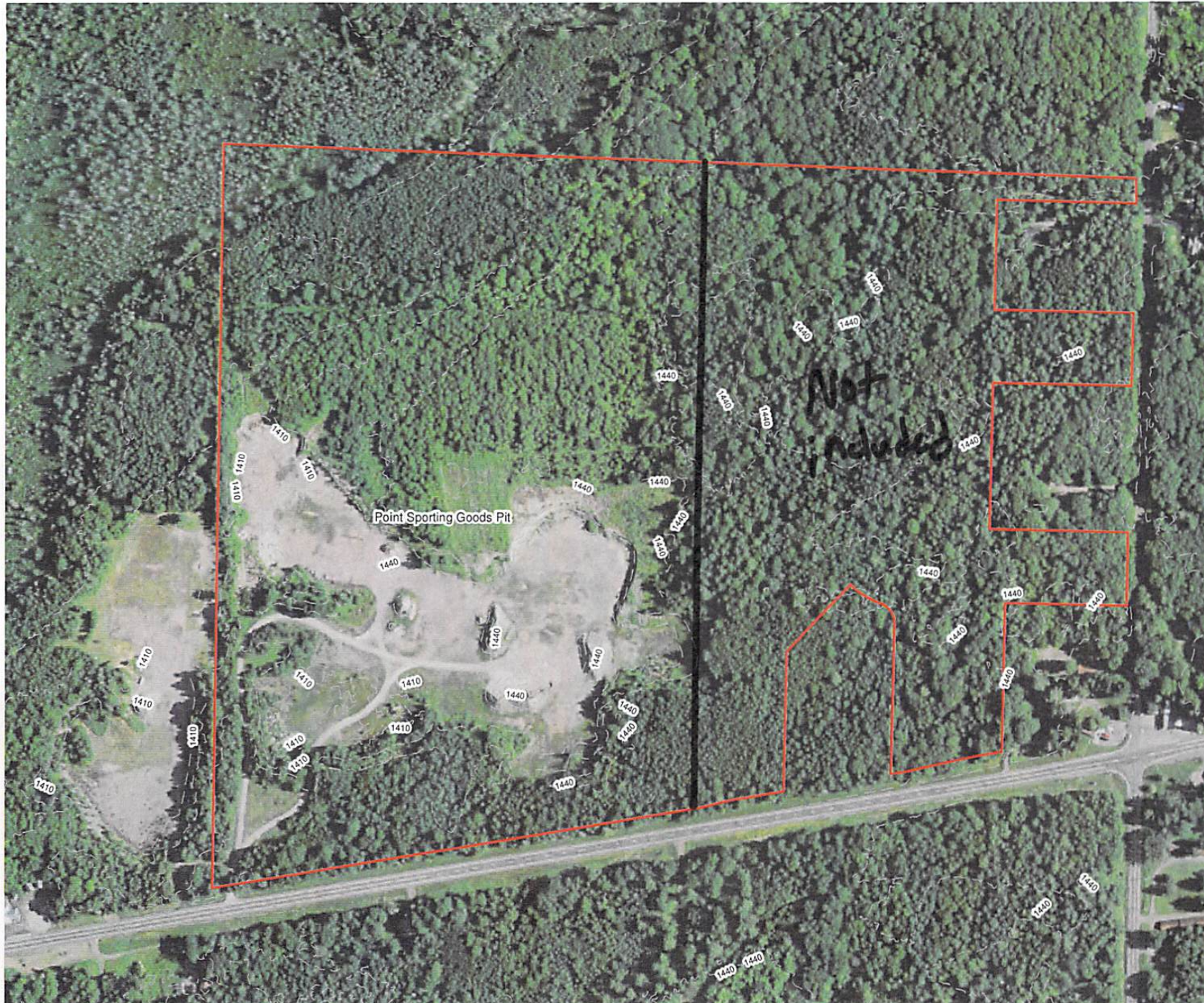
In accordance with NR 135, the Point Pit has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.

18. Bonding or Financial Assurance

Milestone Materials currently has a reclamation bond on file for the Point Pit for \$33,000 to cover the \$1500/acre financial assurance requirement.

Figure 1. Point Pit Plat Book Location Map





LEGEND

- OWNED PROPERTY
- LEASED PROPERTY

NOTES

PART OF SECTION 2, T41N, R7W
TOWN OF ROUND LAKE, SAWYER CO., WI

THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.

10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.

2020 AERIAL PHOTOGRAPH.



250
Feet



**MILESTONE
MATERIALS**

A Division of Mathy Construction Co.

Mathy Construction Co. is
Committed to Protecting Our
Environment and Natural Resources

**POINT SPORTING GOODS PIT
EXISTING CONDITIONS**

DATE: AUG 17, 2021 DRAWING: #1

Real Estate Sawyer County Property Listing

Today's Date: 9/2/2021

Property Status: Current

Created On: 2/6/2007 7:55:41 AM

**Description**

Updated: 1/6/2001

Tax ID:	24727
PIN:	57-024-2-41-07-02-1 02-000-000010
Legacy PIN:	024741021201
Map ID:	.2.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S02 T41N R07W
Description:	FRAC NWNE
Recorded Acres:	40.720
Calculated Acres:	39.047
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	404

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 4/5/2019

DEEDDate Recorded: 1/17/2001 [288753 D727/201](#)**Ownership**

Updated: 2/6/2007

MATHY CONSTRUCTION CO ONALASKA WI**Billing Address:**

MATHY CONSTRUCTION CO
920 10TH AVE NORTH
ONALASKA WI 54650

Mailing Address:

MATHY CONSTRUCTION CO
920 10TH AVE NORTH
ONALASKA WI 54650

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	15.000	60,000	0
G6-PRODUCTIVE FOREST	25.720	38,600	0

2-Year Comparison

	2020	2021	Change
Land:	98,600	98,600	0.0%
Improved:	0	0	0.0%
Total:	98,600	98,600	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 9/2/2021

Property Status: Current

Created On: 2/6/2007 7:55:41 AM

**Description**

Updated: 1/6/2001

Tax ID:	24728
PIN:	57-024-2-41-07-02-1 03-000-000010
Legacy PIN:	024741021301
Map ID:	.3.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S02 T41N R07W
Description:	PRT SWNE
Recorded Acres:	15.740
Calculated Acres:	16.685
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	404

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 4/5/2019

DEED	
Date Recorded: 1/17/2001	288753 D727/201

**Ownership**

Updated: 2/6/2007

MATHY CONSTRUCTION CO	ONALASKA WI
------------------------------	-------------

Billing Address:

MATHY CONSTRUCTION CO
920 10TH AVE NORTH
ONALASKA WI 54650

Mailing Address:

MATHY CONSTRUCTION CO
920 10TH AVE NORTH
ONALASKA WI 54650

**Site Address** * indicates Private Road

10382W STATE HWY 77	HAYWARD 54843
---------------------	---------------

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

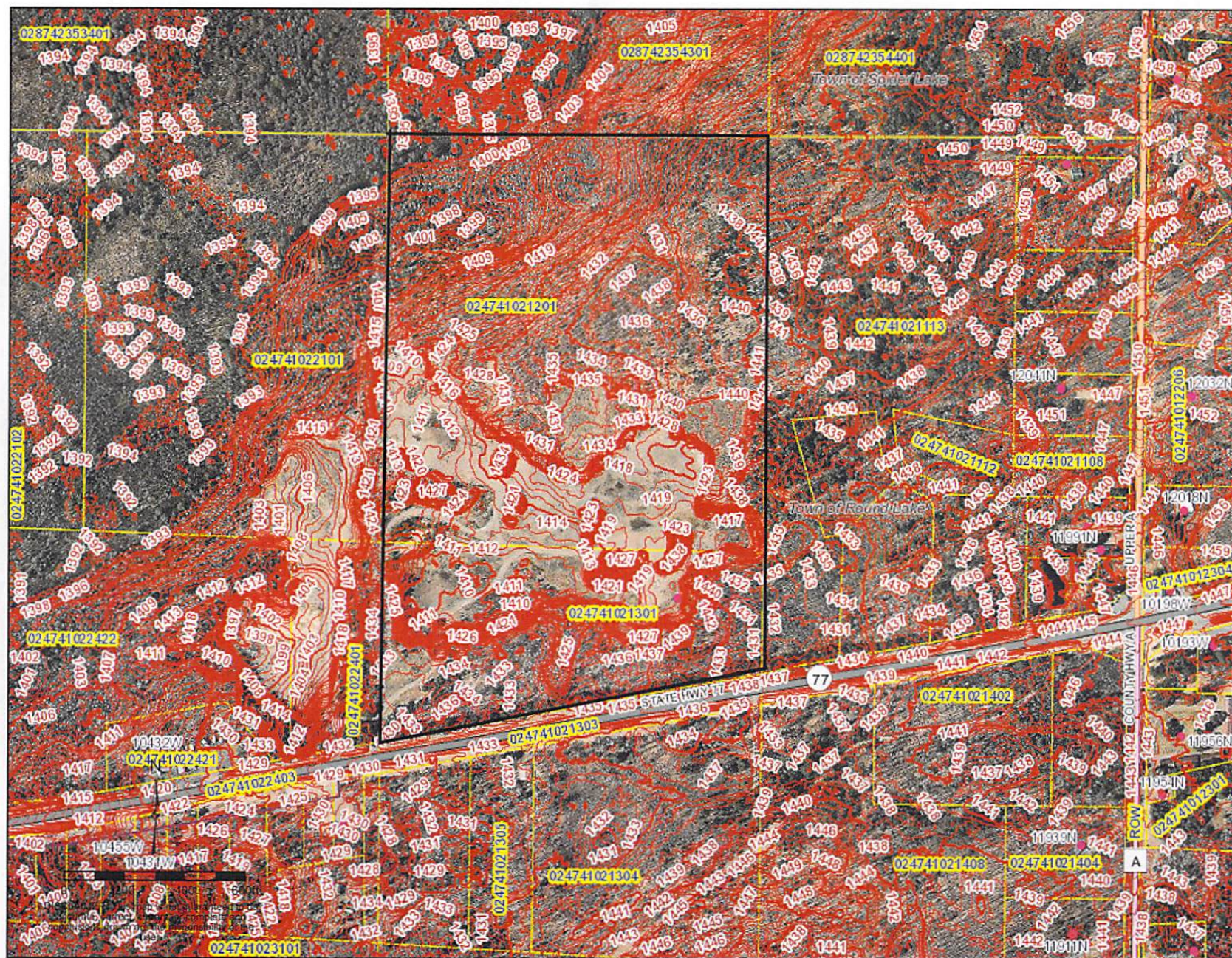
Code	Acres	Land	Imp.
G2-COMMERCIAL	5.000	20,000	0
G6-PRODUCTIVE FOREST	10.740	16,100	0

2-Year Comparison

	2020	2021	Change
Land:	36,100	36,100	0.0%
Improved:	0	0	0.0%
Total:	36,100	36,100	0.0%

**Property History**

N/A





Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 21-027

029

Applicant:

Mrotek Pit LLC	Dianne Dennis
9217N Anderson Road	W506 Hwy 63
Hayward, WI 54843	Hayward, WI 54843

Agent:

Milestone Materials
768 US-8
Amery, WI 54001

Property Location & Legal Description:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; All in S01, T41N, R08W; Parcel #'s 024-841-01-3301, -3101, -3201, 3404, 2301; total acres 154.44; All zoned Forestry One (F-1). Current operation is approximately 48 acres and is known as the Mrotek #198 Pit.

Request: Permit desired for the five (5) year renewal of CUP #18-018 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant This CUP was originally approved June 16, 1989 and most recently renewed October 19, 2018.

Project History & Summary of Request:

The renewal of CUP 18-018 is for the location of a non-metallic mineral extraction operation including rock crusher and asphalt plant. The property is approximately 154.44 acres with the current operation area of approximately 48 acres. Expansion will progress to the north. The current permitted area totals 154.44 acres. The surrounding use is forestry, agricultural, and light residential. The nearest house is approximately 575' away from the current pit entrance across Hwy 77 with the nearest operation area of approximately 775'. Expansion would not be coming any closer to this nearby residence and all crushing and plant operations must be a minimum of 1000' away.

The Zoning Department has not received any complaint for this site but earlier this year there was a new pit proposed in this similar area where a multitude of individuals came to the public hearing in objection. That new proposed pit was (2) 40 acre parcels away from this CUP renewal pit.

Financial assurance has been received for \$60,000 in the form of a bond.

The normal hours of operation are 5AM-9PM, Monday-Saturday. Crushing hours (amended in 2018) are 7AM-7PM, Monday-Saturday with allowance to extend crushing hours to

9PM if special demand warrant. The asphalt plants hours are 6AM-9PM, Monday-Saturday with maintenance allowed 1 hour before start up and 1 hour after shutdown. Typical operation is from March-November but if weather permits projects may come up December-February.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including the normal hours of operation of 5AM-9PM, Monday-Saturday. Crushing hours (amended in 2018) of 7AM-7PM, Monday-Saturday with allowance to extend crushing hours to 9PM if special demand warrant. Asphalt plants hours of 6AM-9PM, Monday-Saturday with maintenance allowed 1 hour before start-up and 1 hour after shutdown. (Committee can set other hours or days of operation/crushing/plant operations)
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

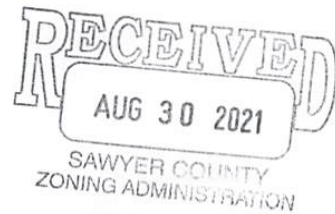
Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.

- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

21-029

Town of Round Lake
County of Sawyer



ORIGINAL

SUBJECT: Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

Mrotek Pit LLC
9217N Anderson Rd
Hayward, WI 54843
And
Dianne Dennis
W506 Hwy 63
Hayward, WI 54843

Agent/Buyer:

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-554-7274

Email: Kaitlynn.filkins@monarchpaving.com

Property description including Parcel Number:

The SW ¼ SW ¼, NW ¼ SW ¼, Part of the NE ¼ SW ¼, and Part of the SE ¼ SW ¼ West of Hwy S01, T41N, R08W;
Parcel #024-841-01-3301, 3101, 3201, 3404 Known as Mrotek #198 pit. Property is 174.44 acres and is Zoned Forestry One (F-1)
154.44

Permit is desired for: The renewal of conditional use permit 18-018 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved June 16, 1989 and most recently renewed October 19, 2018.

Date of Public Hearing: October 15th 2021

Signature of property owner required.
The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name & Address of Agent:

MILESTONE MATERIALS
768 US-8
AMERY, WI 54001
Fee \$300
Rev. 1/2020

#198

Sawyer County Zoning Committee
Nonmetallic Mining Operation Plan/Public Hearing Checklist
Mrotek Pit

1. **Ownership and Management Data**
 - a. **Location of proposed mine site, Parcel ID#:**
The Mrotek Pit is located in the SW1/4 - NW ¼; the W ½ - SW ¼; and that part of the E ½-SW1/4 lying west of STH 77, Section 1, T41N – R8W, Town of Round Lake. Parcels #024-841-01-3301, #024-841-01-3201, #024-841-01-3404, #024-841-01-3101 and #024-841-01-2301.
 - b. **Owners of land, leasehold, license and other property interests:**
The property is owned by Dale Mrotek
Identity of all individuals, partnerships, associations or corporations involved in the control of the proposed operation: Milestone Materials is in charge of the pit and crushing operations; Monarch Paving Company is in charge of the asphalt plant operations. Both companies are divisions of Mathy Construction.
- Property Description – include map: please see attached plat map as Figure 1.**
2. **Size of Property (acres):** 154 acres
3. **Size of actual mine site – current and proposed expansion:** There are approximately 48 acres open at the site at this time. Expansion will progress to the north. The current permitted area totals approximately 154 acres.
4. **Proposed activities**
 - a. **Extraction – type of mineral:** sand and gravel
 - b. **Conveying:** yes
 - c. **Crushing:** yes
 - d. **Screening:** yes
 - e. **Washing:** yes
 - f. **Asphalt/hot-mix plants:** yes
 - g. **Blasting:** no
 - h. **Stockpiling:** yes
 - i. **Other:** recycling (crushing) of concrete and asphalt
5. **Hours of Operation**
 - a. **Normal Hours:** 5:00 AM to 9:00 PM Monday - Saturday
 - b. **Crushing Hours:** 7:00 AM to 9:00 PM Monday – Saturday. Revised in 2018 per agreement with the Town of Round Lake to have standard crushing hours of 7:00 AM to 7:00 PM Monday – Saturday with the allowance to extend the crushing hour until 9:00 PM if Special Demands warrant.
 - c. **Asphalt plant/hot mix hours:** 6:00 AM to 9:00 PM Monday – Saturday with maintenance allowed 1 hour before startup and 1 hour after shutdown.
 - d. **Blasting Hours:** Not Applicable. There is no blasting at the Mrotek Pit.
 - e. **Other:** Maintenance is allowed 1 hour before startup and 1 hour after shutdown.

6. **Days of the week – months of the year:** Depending on the weather and upon local projects in the area, the Mrotek Pit will typically operate Monday through Saturday, March through November. However, if weather permits, projects may come up December through February.
7. **Access Routes:**
 - a. **Roadways to be used:** Traffic enters and exits the site from an existing driveway located at 12538W State Highway 77.
 - b. **Driveway Permit:** Not applicable
8. **Major Equipment to be used During the Operation:**
 - a. **Crusher:** yes
 - b. **Asphalt/hot – mix plants:** yes
 - c. **Screening plant:** yes
 - d. **Washing equipment:** yes
 - e. **Other:**
 - f. **Location – nearest principal structure, residences within 1000'**
There are no residences within 1000' feet of the crusher or asphalt plant.
9. **Excavation**
 - a. **Depth:** approximately 35 to 40 feet
 - b. **Setback to lot lines:** A 50' setback will be maintained between the operation and all lot lines. A 100' setback will be maintained between the operation and State Highway 77.
 - c. **Buffers:** The site is buffered by existing trees on the property lines. An additional berm was erected and trees planted on the berm in 2017 to provide additional noise screening for the neighborhood to the east of the pit.
 - d. **Other:** none
10. **Lot lines – have they been surveyed, flagged and easily identified?**
 - a. **Fencing:** The property has not been surveyed, however, the property lines have been identified.
 - b. **Identification and safety signs:** There is a pit identification sign at the Mrotek Pit driveway entrance.
11. **Navigable water within 500', non - navigable wetlands:** No

12. **DNR erosion control or water quality permits**

- a. **NR 216 Stormwater Permit:** The Mrotek Pit has a WPDES General Permit with the Wisconsin Department of Natural Resources. The WDNR Facility ID Number is #25868.
- b. **Surface and groundwater protection:** The operation employs a variety of screening, crushing, and conveying equipment, including loaders and trucks. The lubrication, fueling, and repair practices used to maintain the equipment are designed to eliminate petroleum products from ground contact.

Milestone Materials and Monarch Paving have an existing storm water plan for aggregate operations that employs Best Management Practices (BMP's) for pollution prevention. The management practices listed in the plan addresses both petroleum product handling and erosion control.

The Storm Water Pollution Prevention Plan for the production activities addresses practices for proper storage, handling, and use of petroleum products, as well as inspection and response procedures. Any fuel for mobile equipment that may be stored on-site is stored in an aboveground tank with secondary containment. Plant foremen perform site inspections throughout the operating period. Observations and conditions are reported daily for all applicable environmental programs.

13. **Erosion control measures**

a. **Berms**

The berms are constructed of topsoil and subsoil and relocated as needed to the fringes of future areas to be mined and the property lines setbacks as the site is developed. The berms will be seeded with grass. When possible, the topsoil and subsoil stripped and removed will be placed directly into areas undergoing active reclamation. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

b. **Silt fences/Straw bale barriers**

During any phase of the operation where topsoil is being stripped or reclamation is being conducted, silt fences and straw bale barriers are used until seeding has been established.

14. **Environmental Considerations**

a. **Noise**

Noise is mitigated on the site by maintaining functional mufflers and exhaust systems on all internal combustion engines and by shielding mechanical processes with noise barriers. Noise to neighboring residences will also be mitigated by berms built around the operation areas. In 2017 an additional berm was installed between the operation and the existing treeline along State Highway 77 and trees planted on the berm to help assist with noise mitigation.

b. Dust

Respirable dust exposure is minimized at the site by using wet suppression for processing aggregate materials and controlling fugitive emissions from peripheral activities, including trucking. Milestone Materials/Monarch Paving is committed to maintaining respirable dust limits within MSHA standards and to providing a healthy, dust-free environment for employees and neighboring property owners.

c. Vibration – The operation does not involve any blasting.

d. Impact on adjacent property owners

We are committed to keeping our operation in a neat and orderly manner and to operate within our permitted hours of operation. Additional screening measure through berms and trees have been built along State Highway 77. Our asphalt plant has also undergone upgrades to help keep noise levels to the most minimal extent as possible.

e. Litter/debris/contamination

Solid wastes generated in the course of production will be disposed of in dumpsters provided by licensed haulers. Regular disposal intervals will be maintained to provide adequate availability. There is no hazardous waste produced in conjunction with the operation. Used oil and lubricants from equipment maintenance are collected for recycling by a licensed used-oil contractor. The waste receptacles are located away from active mining operations.

f. Wildlife

Wildlife is abundant at the property and the surrounding land owned by the Mrotek's and Sawyer County.

g. Pipeline, utility, right – of – way safety

None of the nonmetallic mine operation is conducted in any right – of – way.

15. What activities/projects will this mining operation support?

a. Use of applicant only

b. State, County or Town projects

c. Commercial sale of products

The Mrotek serves the local State, County and Town projects as well as the commercial and private sale of products to the local community.

16. Reclamation Plan

In accordance with NR 135, the Mrotek Pit has an approved Reclamation Plan on file with Sawyer County Land and Water Conservation Department.

17. Bonding or Financial Assurance

Milestone Materials currently has a reclamation bond on file for the Mrotek Pit for \$82,500.

Real Estate Sawyer County Property Listing

Today's Date: 8/30/2021

Property Status: Current

Created On: 2/6/2007 7:55:44 AM

**Description**

Updated: 4/28/2020

Tax ID:	26439
PIN:	57-024-2-41-08-01-3 03-000-000010
Legacy PIN:	024841013301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S01 T41N R08W
Description:	SWSW
Recorded Acres:	40.000
Calculated Acres:	39.434
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 9/18/2020

QUIT CLAIM DEED	
Date Recorded: 9/2/2020	<u>426154</u>
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 8/13/2009	<u>362154</u>
MEMORANDUM OF LEASE	
Date Recorded: 4/13/1998	<u>266943</u>

**Ownership**

Updated: 9/18/2020

MROTEK PIT LLC	HAYWARD WI
-----------------------	-------------------

Billing Address:

MROTEK PIT LLC
9217N ANDERSON RD
HAYWARD WI 54843

Mailing Address:

MROTEK PIT LLC
9217N ANDERSON RD
HAYWARD WI 54843

**Site Address** * indicates Private Road

12538W STATE HWY 77	HAYWARD 54843
---------------------	---------------

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	24.000	72,000	0
G6-PRODUCTIVE FOREST	16.000	22,400	0

2-Year Comparison

	2020	2021	Change
Land:	94,400	94,400	0.0%
Improved:	0	0	0.0%
Total:	94,400	94,400	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/30/2021

Property Status: Current

Created On: 2/6/2007 7:55:44 AM

**Description**

Updated: 5/17/2011

Tax ID:	26434
PIN:	57-024-2-41-08-01-3 01-000-000010
Legacy PIN:	024841013101
Map ID:	.9.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S01 T41N R08W
Description:	PRT NESW
Recorded Acres:	25.020
Calculated Acres:	27.634
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 9/18/2020

QUIT CLAIM DEED	
Date Recorded: 9/2/2020	426154
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 8/13/2009	362154

**Ownership**

Updated: 9/18/2020

MROTEK PIT LLC	HAYWARD WI
-----------------------	------------

Billing Address:

MROTEK PIT LLC
9217N ANDERSON RD
HAYWARD WI 54843

Mailing Address:

MROTEK PIT LLC
9217N ANDERSON RD
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail			
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	25.020	37,500	0

2-Year Comparison			
	2020	2021	Change
Land:	37,500	37,500	0.0%
Improved:	0	0	0.0%
Total:	37,500	37,500	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/30/2021

Property Status: Current

Created On: 2/6/2007 7:55:44 AM

 Description

Updated: 5/17/2011

Tax ID:	26438
PIN:	57-024-2-41-08-01-3 02-000-000010
Legacy PIN:	024841013201
Map ID:	.10.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S01 T41N R08W
Description:	NWSW
Recorded Acres:	40.000
Calculated Acres:	39.308
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

 Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

 Recorded Documents

Updated: 9/18/2020

 QUIT CLAIM DEED	
Date Recorded: 9/2/2020	426154
 PERSONAL REPRESENTATIVES DEED	
Date Recorded: 8/13/2009	362154

 Ownership

Updated: 9/18/2020

MROTEK PIT LLC HAYWARD WI**Billing Address:**

MROTEK PIT LLC
9217N ANDERSON RD
HAYWARD WI 54843

Mailing Address:

MROTEK PIT LLC
9217N ANDERSON RD
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	40.000	56,000	0

2-Year Comparison

	2020	2021	Change
Land:	56,000	56,000	0.0%
Improved:	0	0	0.0%
Total:	56,000	56,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/30/2021

Property Status: Current

Created On: 2/6/2007 7:55:44 AM

**Description**

Updated: 10/22/2020

Tax ID:	26443
PIN:	57-024-2-41-08-01-3 04-000-000040
Legacy PIN:	024841013404
Map ID:	.12.4
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S01 T41N R08W
Description:	PRT SESW WEST OF HWY
Recorded Acres:	9.420
Calculated Acres:	9.423
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 10/22/2020

QUIT CLAIM DEED	
Date Recorded: 10/14/2020	427240
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 3/23/2012	377795
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 5/12/1995	247801 552/437
QUIT CLAIM DEED	
Date Recorded: 11/10/1994	245157 543/424

**Ownership**

Updated: 10/22/2020

DIANNE DENNIS	HAYWARD WI
DARRELL MROTEK	
DOUGLAS D MROTEK	HAYWARD WI
DALE A & MELISSA A MROTEK REV TRUST	HAYWARD WI

Billing Address:

DIANNE DENNIS
W506 HWY 63
HAYWARD WI 54843

Mailing Address:

DIANNE DENNIS
W506 HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	8.000	24,000	0
G6-PRODUCTIVE FOREST	1.420	2,000	0

2-Year Comparison	2020	2021	Change
Land:	26,000	26,000	0.0%
Improved:	0	0	0.0%
Total:	26,000	26,000	0.0%

**Property History**

N/A



LEGEND

- OWNED PROPERTY
- LEASED PROPERTY

NOTES

PART OF SECTION 1, T41N, R8W
TOWN OF BASS LAKE, SAWYER CO., WI

THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.

10-FT CONTOURS ARE FROM 2017 COUNTY LIDAR.

2020 AERIAL PHOTOGRAPH.



300
Feet



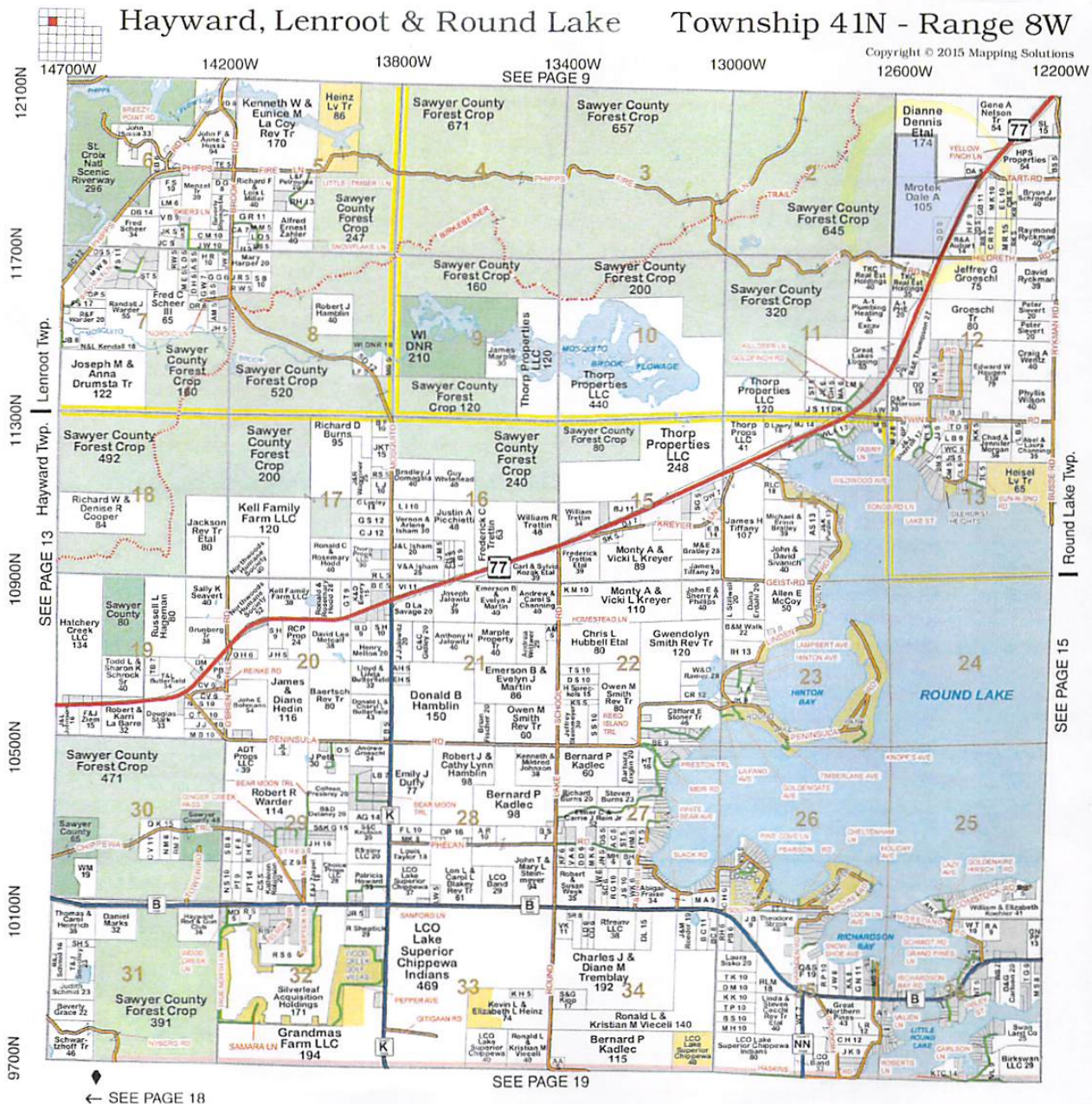
**MILESTONE
MATERIALS**

A Division of Mathy Construction Co.
Mathy Construction Co. is
Committed to Protecting Our
Environment and Natural Resources

**MROTEK PIT
EXISTING CONDITIONS**

DATE: AUG 17, 2021 DRAWING: #1

Figure 1. Mrotek Pit Plat Book Page



SAWYER COUNTY ZONING ADMINISTRATION FEE SCHEDULE

Effective – January 1, 2022

LAND USE PERMITS-FOR INDUSTRIAL STRUCTURES	\$ Fee
New industrial related establishments -- Plus \$5.00 per \$1,000 cost of construction	250.00
Additions/alterations to existing industrial buildings-- Plus \$5.00 per \$1,000 cost of construction	150.00
Accessory buildings for existing industrial property-- Plus \$5.00 per \$1,000 cost of construction	150.00
LAND USE PERMIT- FOR NEW BUSINESSES (IN EXISTING STRUCTURES)	
1) Home Occupation	25.00
2) New Small Business, up to 10 employees and up to 3,000 square feet of floor area	50.00
3) New Business, 10-20 employees, and up to 5,000 square feet	100.00
4) New Business over 20 employees, and up to 10,000 square feet	200.00
5) New Business over 20 employees, over 10,000 square feet	500.00
LAND USE PERMIT- FOR NEW COMMERCIAL STRUCTURES	
New Commercial Structure--Plus \$5.00 per \$1,000 cost of construction	250.00
Additions/alterations to existing commercial buildings-Plus \$5.00 per \$1,000 cost of construction	150.00
Accessory buildings for existing commercial property-Plus \$5.00 per \$1,000 cost of construction	150.00
TELECOMMUNICATIONS FACILITY	
New Construction or Substantial Modification (Class 1 Collocation)	3000.00
Class 2 Collocation	500.00
CERTIFIED SOIL TESTS	
Review and filing fee for all certified soil test	50.00
SANITARY PERMITS	
Conventional, holding tanks, mounds, at-grade and in-ground pressure or other SBD6398 systems (\$100.00 state/\$300.00 county)	400.00
Reconnection/Connection permit or other County Permit	100.00
Privies (sealed vault or pit type) or other Non-Plumbing Sanitary Permit	150.00
Revision/Transfer fee (plumber to plumber, owner to owner, site change)	50.00
Renewal fee (one year)	100.00
REGISTER OF DEEDS	
*Recording Fee – Sawyer County Register of Deeds (Subject to Change): POWTS Maint. Agreement for Holding Tanks and Aerobic Treatment Unit Servicing Contracts, Shoreline Preservation Agreements, Shoreline Mitigation Checklist, etc. **FLAT FEE	30.00
WISCONSIN FUND GRANT PROGRAM – site inspection & filing	125.00
MANURE STORAGE PERMIT	\$1 / AU
MANURE STORAGE CLOSURE PERMIT	\$0
WIND ENERGY SYSTEMS TYPES	
Personal & Small	75.00
Large	500.00
NEW MINING PIT – also requires Conditional Use Application fee	200.00
REZONE APPLICATIONS – Public Hearing filing fee	500.00
Refilling Fee (If application needs to be republished)	150.00
CONDITIONAL USE APPLICATIONS -Public Hearing filing fee + application	350.00
Conditional Use Renewal Fee and Special Events Fee	300.00
Refilling Fee (If application needs to be republished)	150.00
ZONING ORDINANCE BOOK	15.00
VARIANCE APPLICATIONS	
Board of Appeals	800.00
Administrative Appeals Application or Appeals of Zoning Committee Decisions	800.00
Refilling Fee (If application needs to be republished or to be heard for reconsideration)	150.00
WRIT PREPARATION - (plus 0.25 per pg. copy fees)	30.00/hr
PROPERTY INSPECTION – (Contact the Zoning Office for details.)	75.00
COUNTY PLAT – (\$100.00 zoning/\$400.00 technical) plus (\$3.00 zoning/\$27.00 technical) for each lot over eight (8) (may also require Conditional Use Application fee)	500.00
SIGN PERMITS	
Class C and Class E	75.00
Class D (Billboards)	250.00
CERTIFIED SURVEY MAP REVIEW - \$100.00 per map plus \$50.00 per lot (25% zoning/ 75% technical)	

STATE PLATTED SUBDIVISIONS –Preliminary	
Filing fee and review plus \$30.00 per lot (may also require Conditional Use Application fee)	500.00
Field inspection – per day	100.00
911 APPLICATIONS	
New sign	125.00
Replacement sign	100.00
(2) Temporary guest quarters sign (yellow fire number sign)	100.00

LAND USE PERMITS- FOR PRINCIPAL STRUCTURES (DWELLINGS): Onsite constructed, manufactured, and mobile homes. Fee is based on total square footage of **habitable area**. This includes basement, second story, third story and loft. **(Do not include open decks, roofed or screened-in porches, unheated entryways, breezeways they are considered accessory structures. Detached or attached garages use Accessory Structure fee chart.)**

SQUARE FOOTAGE	Principal Structure	Addition/Alteration To Principal
100 to 199 sq. ft	100.00 temp. guest structure only	75.00
200 to 349 sq. ft.	150.00 temp. guest structure only	100.00
350 to 499 sq. ft.	200.00 temp. guest structure only	125.00
500 to 999 sq. ft. min. principal structure	250.00	150.00
1,000 to 1,499 sq. ft.	300.00	175.00
1,500 to 1,999 sq. ft.	350.00	200.00
2,000 to 2,499 sq. ft.	400.00	225.00
2,500 to 2,999 sq. ft.	450.00	250.00
3,000 to 3,499 sq. ft.	500.00	275.00
3,500 to 3,999 sq. ft.	550.00	300.00
4,000 to 4,499 sq. ft.	600.00	325.00
4,500 to 4,999 sq. ft.	650.00	350.00
5,000 to 5,499 sq. ft.	700.00	375.00
5,500 to 5,999 sq. ft.	750.00	400.00
6,000 to 6,499 sq. ft.	800.00	425.00
6,500 to 6,999 sq. ft.	850.00	450.00
7,000 to 7,499 sq. ft.	900.00	475.00
7,500 to 7,999 sq. ft.	950.00	500.00
8,000 to 8,499 sq. ft.	1000.00	525.00
8,500 to 8,999 sq. ft.	1050.00	550.00
9,000 to 9,499 sq. ft.	1100.00	575.00
9,500 to 9,999 sq. ft. Add \$50.00 per 499 square feet.	1150.00	600.00

LAND USE PERMITS- FOR ACCESSORY STRUCTURES AND BUILDINGS: Fees for decks, porches, and patios may combine square footage for project on same permit. Other garages/sheds and yard barns are calculated as separate fees and projects.
(fee amount includes additions/alterations to accessory buildings)

100 square feet to 199 square feet	* (These square footage calculations are to	50.00
200 square feet to 349 square feet	include all usable space. This would be	75.00
350 square feet to 499 square feet	for non-habitable storage areas within	100.00
500 square feet to 999 square feet	accessory structures.)	150.00
1,000 square feet to 1,499 square feet		200.00
1,500 square feet to 1,999 square feet		250.00
2,000 square feet to 2,499 square feet		300.00
2,500 square feet to 3,000 square feet (Add \$.05 per every square foot over 3,000sq ft)		350.00
Boat House Permit (includes grading permit)		375.00
Minor Grading Permit – (See Section 8.21 Sawyer County Shoreland-Wetland Ordinance)		100.00
Major Grading Permit - (Grading of more than 10,000 sq. ft. up to 1 Ac.)		300.00
OTHER/MISCELLANEOUS(Blacktop, pavement, regrind surfacing)		75.00
SHORELINE RESTORATION PROJECT		75.00

Photocopies black & white Add \$0.75 more for color	
8 ½ x 11 (1-sided)/(2-sided)	.25/.35
8 ½ x 14 (1-sided)/(2-sided)	.25/.35
11 x 14 (1-sided)/(2-sided)	.35/.50
Ledger	1.00
Reproduction of Recorded Tapes - Requester provides tapes	5.00 EA.
Fax & Scan: \$1.00 for sending/receiving plus .25 per additional page	1.00 + .25

The following fees are based on the Sawyer County Public Records Fee Schedule. **ALL FEES ARE DOUBLE THE AMOUNT FOR ACTION CONDUCTED PRIOR TO RECEIVING PERMIT.*