

Town of CAKDALE

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Permit No.

APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT for NON-METALLIC MINE
MONROE COUNTY, WISCONSIN

TO THE MONROE COUNTY ZONING COMMITTEE:

The undersigned hereby applies to the Monroe County Zoning Committee for a determination that the following site is suitable for a non-metallic sand mine, and that suitable safeguards are met, in accordance with the provisions and requirements of the Monroe County Zoning Ordinance.

1) Name of Applicant: (please print) TERRY PIENITOK

Signature of applicant: Terry Pienitok Phone: 715-797-3103

Mailing Address 57714 CRESTVIEW DR City, State Zip EAU CLAIRE, WI 54701

2) Name of Current Property Owner (please print): SEE ATTACHED INDEX

Signature of Owner: Owner's Phone:

Owner's Address City, State Zip

PROPOSED USE

PLEASE SEE COMMENT SHEET

DESCRIPTION OF SITE Please attach additional pages if necessary.

PLEASE SEE ATTACHED INDEX of Section N. W/E. acres

Subdivision or CSM No.

Town of CAKDALE Tax Parcel ID:

Zoning District Gen Ag Property Address:

BUILDINGS AND AREA USED

New Buildings: A separate Zoning, Shoreland and/or Land Use permit must be obtained for each structure proposed.

Use of Adjoining Property and Other Details AGRICULTURAL LAND WITH A MINING
PERMIT OWNSIDE BY TERRY PIENITOK

YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON **WETLANDS, LAKES, AND STREAMS**. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN **REMOVAL OR MODIFICATION** OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE www.dnr.wi.gov/wetlands/delineation.html OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER.

Terry Pienitok
Signature of Property Owner

11-19-18
Date

By signing this, I acknowledge that I have received this notice.

Zoning Committee Action

Date of Publication _____ 20____ Date of Hearing _____ 20____

Granted _____ Denied _____ Reason _____

Granted on Condition _____ Condition _____

Special Use Permit

Permit for construction and/or use above described, in conformity with the Zoning Ordinance, and the decision of the Monroe County Zoning Committee is Hereby Granted subject to any conditions stated above.

Date _____
Chairman, County Zoning Committee

FEE \$ 200.00 Date paid _____ Receipt no. _____ PERMIT NO. _____

Filing For a Conditional Use Permit for a Non-Metallic Mine

1. Submit a completed Application for Special/Conditional Use to the Zoning Office at the address listed below. **An incomplete application will not be processed.**
Monroe County Zoning Dept.
14345 Co Hwy B, Suite 5
Sparta, WI 54656
2. The deadline for application submittal will be at least 30 days from the next Zoning Committee meeting date. **Check with the Zoning Office for this deadline.** The phone number is 269-8736.
3. The application must be signed by the property owner as well as the applicant or applicants' agent of the proposed mining operation. Please use additional application pages for any additional property owners. **Original signatures** required. No copies, faxes or emails will be accepted.
4. Please include 10 hard copies and a digital copy of the information required below:
 - a. Name and contact information of the following:
 - i. The Operator of the proposed mine.
 - ii. Person responsible for preparing the application.
 - b. Detailed Operation Plan: Operations plans should include but are not limited to the following:
 - i. Approximate timeline for extraction/reclamation areas
 - ii. Hours and days of operation
 - iii. Proposed method of extraction/processing
 - iv. Estimated volume of materials to be extracted
 - v. Estimated depth of excavation
 - vi. Estimated depth to groundwater
 - vii. Water requirements for operation functions
 - viii. List of chemicals used for mining operations or stored on site
 - ix. Dust control measures
 - x. Erosion control measures for construction and during operations
 - xi. Noise control measures
 - xii. Light pollution control measures
 - c. Maps including the following:
 - i. Aerial map showing overall boundary of property.
 - ii. Overview map extending 1 mile from the boundary showing location of residential structures and wells.
 - iii. Detailed Site map showing location of the following:
 - 1) Wetland, Shoreland & Floodplain boundaries
 - 2) Proposed excavation areas
 - 3) Operations and processing areas
 - 4) Internal roads
 - 5) Existing and proposed structures
 - 6) Loading & unloading areas
 - 7) Material storage piles
 - 8) Water settling ponds
 - 9) Water supply sources

10) Sanitation Facilities

- iv. Hauling route over County & Town roads for construction and during operations.

Maps should be on paper **NO greater than 11" x 17"**. Larger maps will be accepted for use at the public hearing but only if they are an enlarged duplicate of a map(s) included in the application.

5. The fee is \$200.00. Please make checks it out to Monroe County Zoning Department.
6. A letter from the Zoning Office will be mailed to the applicant's address notifying you of the meeting date along with a copy of the legal notice. This letter will also remind you to contact your Town Board. The Zoning Department will notify the Town of this hearing and send a packet of the requested information you provided with the application. You will then be expected to appear at the Town meeting and explain your proposal.
7. You or your agent will be expected to appear at the Public Hearing in front of the Zoning Committee on the date specified. You will again be expected to explain your proposal and answer questions from the Committee as well as any one else who might appear at the Public Hearing with questions.
8. **The Applicant is required to notify all adjoining landowners within one mile of the upcoming public hearing.**

After the Public Hearing you will be formally notified as to the outcome. If your application has been approved the permit will be mailed to you with your notification. Your formal notification will also state that the Town now has 21 days to disapprove your Conditional Use Permit. If the Town has not done so within that time, you may proceed with your Conditional Use.

**This whole procedure can take approximately 2 months, more or less,
from the time you first apply.**

For more information, please contact the Monroe County Zoning Office at 269-8736.

ANSWERS TO QUESTIONS FOR CONDITIONAL USE PERMIT

a. Market and Johnson, Reservoir Silicates

i. Market and Johnson

Jason Plante VP

Direct: 715-832-8624

Mobile: 715-577-1801

Main: 715-834-1213

jplante@market-johnson.com

www.market-johnson.com

Patrick Sullivan PM

Direct: 715-832-8756

Mobile: 715-559-0960

Main: 715-834-1213

psullivan@market-johnson.com

www.market-johnson.com

i. Reservoir Silicates

Larry Parks CEO/Pres

Office: 403-651-2687

Cell: 403-237-9600

larry.parks@reservoirsilicates.com

Mike Schiebelbein Director

Office: 403-218-3235

Cell: 403-463-8771

mike.schiebelbein@reservoirsilicates.com

www.reservoirsilicates.com

ii. Jerry Pientok

b. i. Approximately 10-20 acres per year. Site #1 only.

ii. 24/7/365

iii. Backhoe, Trucks, and Dredge site #1 only. Dry plant area site #3 and #4 only.

iv. 100,00 to 250,000 tons per year, site #1 only. This will depend on sales.

v. 75-100 feet. Site #1 only.

vi. 10-15 feet. Site #1 only.

vii. Water will come from the washing operation (which is off site) to assist in moving the sand through the pipe. The water will be separated from the sand, flow into a settling pond, and then be pumped back to the washing operation.

viii. No chemicals.

ix. We will do and use everything to meet or exceed industry standards. Ex: watering of stock piles. Positioning of stock piles.

x. DNR will regulate in our reclamation plan (E-Mat-Seed-Straw bales-Ditch checks-Rip rap-Silt fence-etc).

xi. We will follow strict guidelines from OSHA and use standard industry practices. We will also, work with the Town and County regarding any legitimate concerns.

xii. We will follow strict guidelines from OSHA and use standard industry practices. We will also, work with the Town and County regarding any legitimate concerns.

c. i. See Map 1

ii. See Map 2

iii. 1) See Map 3

2) See Map 1 (Site #1 only)

3) See Map 1

4) Internal roads to be determined

5) See Map 1

6) See Map 1

7) See Map 1

8) See Map 1

9) Water will come from the washing operation (which is off site) to assist in moving the sand through the pipe. The water will be separated from the sand, flow into a settling pond, and then be pumped back to the washing operation.

10) Will be in dry plant facility

IV. See Comment Sheet.

COMMENT SHEET

1. Asking for transload site, rail and trucks. At site #3 & #4 only (24/7/365).
2. Asking for dry plant site for dry plant, at site #3 & #4 only (24/7/365).
3. Asking to install a pipeline to carry water and sand across site #1, #2, #3, & #4 (24/7/365).
4. Asking for a non-metallic mineral mining excavation permit. Site #1 only (24/7/365).
5. Asking to truck on Grover from Gypsum to Highway 12, (16/7/365). No limitation on the number of trucks.
6. Asking to truck Grover from Highway 12, going south, approximately 3000 feet, (24/7/365). No limitation on the number of trucks.

OTHER COMMENTS

1. There will be no mining (removal) of any Bluffs.
2. There will be no mining at site #2, #3, & #4.
3. Trucking will be as needed by demand of market and location.
Our full intension is to use pipeline to carry sand to dry plant and remove sand by rail, which will minimize trucking.

PROPERTY OWNER AUTHORIZATION

I, Brent Stello, do hereby authorize and agree to allow Mr. Stello, make this statement in connection with the application for a permit to operate a mine and related facilities of Wildcat Bluff Cranberry (Wildcat Bluff Cranberry) to mine and operate a non-ferrous mine and related facilities of the State of Wisconsin.

My wife and I own in whole or in part the following parcel "State Parcel", which is the subject of Wildcat Bluff Cranberry's CUP application and is identified by the following tax parcel identification numbers:

SECTION 12, T12N
R10E-W44E-0370
123-00040-0000
123-00040-0000

109.39 Acres

My wife and I, as the owner of the State Parcel, hereby acknowledge that we have authorized by agreement between us and Wildcat Bluff Cranberry that the above referenced parcel be included as part of Wildcat Bluff Cranberry's CUP application.

Brent Stello
8/20/18
Brent Stello

[Signature]
Date: 8-20-18

Brent Stello CELL 608-386-3528
STATE ROAD 108
MINDORO, WI 54644

Exhibit A
Option Property

Brent Stello and Heather M. Stello Property

PARCEL 1

Southwest quarter (SW1/4) of Southwest quarter (SW1/4), excluding 13 CSM07 & 14CSM76, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00440-0000
- Address On Tax Roll: None

PARCEL 2

Southeast quarter (SE1/4) of Southwest quarter (SW1/4), all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00441-0000
- Address On Tax Roll: None

PARCEL 3

Part of the Northeast quarter (NE1/4), lying north of town road formerly known as Town Road "C", all in Section 23, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00646-0000
- Address On Tax Roll: None

PARCEL 4

Part of the Northwest quarter (NW1/4) of Northwest quarter (NW1/4) lying north of Horizon Ave, all in Section 23, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00651-0000
- Address On Tax Roll: None

Exhibit BBrent Stello and Heather M. Stello Property**PARCEL 1**

Southwest quarter (SW1/4) of Southwest quarter (SW1/4), excluding 13 CSM07 & 14CSM76, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00440-0000
- Address On Tax Roll: None

PARCEL 2

Southeast quarter (SE1/4) of Southwest quarter (SW1/4), all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00441-0000
- Address On Tax Roll: None

PARCEL 3

Part of the Northeast quarter (NE1/4), lying north of town road formerly known as Town Road "C", all in Section 23, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00646-0000
- Address On Tax Roll: None

PARCEL 4

Part of the Northwest quarter (NW1/4) of Northwest quarter (NW1/4) lying north of Horizon Ave, all in Section 23, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00651-0000
- Address On Tax Roll: None

PROPERTY OWNER AUTHORIZATION

I, Paul E. Ueeck on behalf of myself and my wife Jessica M. Ueeck, make this statement in connection with the application for a conditional use permit ("CUP") submitted by Wildcat Bluff Cranberry LLC ("Wildcat Bluff Cranberry") to construct and operate a non-metallic mine and related facilities in the Town of Oakdale.

My Wife and I are the owners of the following parcel ("Ueeck Parcel"), which is the subject of Wildcat Bluff Cranberry's CUP application and is identified by the following tax parcel identification numbers:

030-00434-0000

030-00437-0000

030-00438-0000

030-00439-0000

030-00439-5000

My wife and I, as the owners of the Ueeck Parcel, hereby acknowledge that we have authorized by agreement between us and Wildcat Bluff Cranberry that the above referenced parcel be included as part of Wildcat Bluff Cranberry's CUP application.





By: 

Date: 

Exhibit A
Option Property

Paul E. Ueeck and Jessica M. Ueeck Property

PARCEL 1

Part of the Southeast quarter (SE1/4) of Northwest quarter (NW1/4), all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00437-0000
- Address On Tax Roll: None

PARCEL 2

Northeast quarter (NE1/4) of Southwest (SW1/4), all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00438-0000
- Address On Tax Roll: None

PARCEL 3

Northwest quarter (NW1/4) of Southwest (SW1/4), excluding a parcel described in 78R324, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00439-0000
- Address On Tax Roll: None

Exhibit A
Option Property

Paul and Jessica M. Ueeck Property

PARCEL 1

Part of the Northwest quarter (NW1/4) of Southwest quarter (SW1/4) (247.5 ft. x 247.5 ft.), all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00439-5000
- Address On Tax Roll: 15608 Grover Road

Exhibit A
Option Property

Jessica M. Ueeck Property

PARCEL 1

Part of the Southwest quarter (SW1/4) of Northwest quarter (NW1/4), lying south of highway "12 & 16", excluding a parcel lying west & northwest of the town road known as 32nd Court, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00434-0000
- Address On Tax Roll: None

PROPERTY OWNER AUTHORIZATION

I, Daniel Hoag on behalf of myself and my wife Janet Hoag, make this statement in connection with the application for a conditional use permit ("CUP") submitted by Wildcat Bluff Cranberry LLC ("Wildcat Bluff Cranberry") to construct and operate a non-metallic mine and related facilities in the Town of Oakdale.

My Wife and I are the owners of the following parcel ("Hoag Revocable Trust Property"), which is the subject of Wildcat Bluff Cranberry's CUP application and is identified by the following tax parcel identification numbers:

030-00430-0000
030-00346-0000
030-00422-0000
030-00424-5000
030-00431-5000

80 ACRES

My wife and I, as the owners of the Hoag Revocable Trust Property, hereby acknowledge that we have authorized by agreement between us and Wildcat Bluff Cranberry that the above referenced parcel be included as part of Wildcat Bluff Cranberry's CUP application.

[Signature]

By:

[Signature]

Date:

9-3-18

9-3-18

DANIEL Hoag CELL 608-377-4967

15328 County Hwy

TOMAH, WI 54660

Exhibit A
Option Property

Daniel and Janet Hoag Revocable Trust Property

PARCEL 1

Part of the Southeast Quarter (SE1/4) of Southwest Quarter (SW1/4), all in Section 11, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00430-0000
- Address On Tax Roll: None

PARCEL 2

Southwest Quarter (SW1/4) of Southeast Quarter (SE1/4), all in Section 11, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00346-0000
- Address On Tax Roll: None

PARCEL 3

Northeast Quarter (NE1/4) of Northeast Quarter (NE1/4) excluding Interstate 90-94, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00422-0000
- Address On Tax Roll: None

PARCEL 4

Part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) lying North & East of Interstate 90-94, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00424-5000
- Address On Tax Roll: None

PARCEL 5

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) lying North & East of Interstate 90-94, all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00431-5000
- Address On Tax Roll: None

PROPERTY OWNER AUTHORIZATION

I, Gregory K. Duncan, make this statement in connection with the application for a conditional use permit ("CUP") submitted by Wildcat Bluff Cranberry LLC ("Wildcat Bluff Cranberry") to construct and operate a non-metallic mine and related facilities in the Town of Oakdale.


I am the owner of the following parcel ("Duncan parcel"), which is the subject of Wildcat Bluff Cranberry's CUP application and is identified by the following tax parcel identification numbers:

030-00430-0000

030-00436-2000

48.85 Acres

As the owner of the Duncan Parcel, hereby acknowledge that we have authorized by agreement between us and Wildcat Bluff Cranberry that the above referenced parcel be included as part of Wildcat Bluff Cranberry's CUP application.

By: 
Date: 9-1-18

Gregory K. Duncan
9-1-18

GREGORY DUNCAN CELL 608-343-4734
15372 GROVER ROAD
TOMAH, WI 54660

Exhibit A
Option Property

Gregory K. Duncan Property

PARCEL 1

Part of the Northeast quarter (NE1/4) of Northwest quarter (NW1/4) lying south of Interstate 90-94 all in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00430-0000
- Address On Tax Roll: None

PARCEL 2

Part of the Southeast quarter (SE1/4) of Northwest quarter (NW1/4) in Section 14, Township 17 North, Range 1 East, Town of Oakdale, Monroe County, Wisconsin.

- Tax Parcel No. 030-00436-2000
- Address On Tax Roll: 15372 Grover Road