

August 2009 Revision

SPECIAL EXCEPTION APPLICATION

FEE: \$ _____

POLK COUNTY LAND INFORMATION COMMITTEE - BALSAM LAKE, WI 54810 - PH: (715) 485-9279

PLEASE PRINT
(Please return this original form.)

Owner(s) Name/Mailing Address	Previous Owner's Name	Agent or Contractor's Name/Address
Please see SEP Attachment 1 Hereinafter *	N/A - Leased	Kris Anderson Business Development Manager Kraemer Mining and Materials, Inc. One Plainview Road Plain, WI 53577 Telephone: 320 255 1664
Day Phone: *	Date Purchased: N/A	

LEGAL DESCRIPTION OF PROPERTY (See Tax Receipt)			Address of Property (Number & Street or Ave.)
Lot #	Subdivision	Gov't Lot	Name of lake/Pond/River/Flowage...
*	*	*	*
Parcel # (See Tax Bill. This number is found below the legal description.)		* 1/4 * 1/4, SEC * /T * NR * W TOWN Osceola	
Size of Parcel		OR * ACRES	
X	=	SQ FT	
Size of Proposed Structure		Height	Cost of Project
X	=	SQ FT	

I request a Special Exception from Article/Section Section VI. B.5. of the Polk County

Shoreland Protection Zoning Ordinance Comprehensive Land Use Zoning Ordinance:

Why:

Kraemer is a family owned business headquartered in Plain, WI that has produced aggregate materials since 1911. Kraemer proposes to operate an aggregate materials quarry on this site to serve the growing aggregate materials needs of the local and regional area. A Special Exception Permit is required for quarrying in the Agricultural-1 district per *Section VI. Agricultural District (A-1) B. 5. Quarrying* of the POLK COUNTY COMPREHENSIVE LAND USE ORDINANCE. This use is consistent with the surroundings with another operating quarry within about 2 miles.

PLEASE NOTE: A Special Exception is decided by the Land Information Committee after a public hearing. The Committee has the authority to establish conditions as prescribed in Article 17D3 of the Polk County Shoreland Zoning Ordinance and Sec IV C of the Comprehensive Land Use Ordinance. The applicant or a representative should attend the hearing. This application will not be processed until all information required has been provided.

- THE COMMITTEE SHALL EVALUATE THE EFFECT OF THE PROPOSED USE UPON THE FOLLOWING CRITERIA:**
- The maintenance of safe and healthful conditions.
 - The prevention and control of water pollution including sedimentation or other forms of pollution.
 - Existing topographic and drainage features and vegetative cover on the site.
 - The location of the site with respect to floodplains and floodways of rivers and streams.
 - The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.
 - The location of the site with respect to existing and future access roads.
 - The need of the proposed use for a shoreland location.
 - Its compatibility with uses on adjacent land.
 - The amount of septic waste to be generated and the adequacy of the proposed disposal system.
 - Domestic uses shall be generally preferred.

SPECIAL EXCEPTION APPLICATION

POLK COUNTY BOARD OF ADJUSTMENT M BALSAM LAKE, WI 54810 M PH: (715) 485-9279

OWNER: Kraemer Minina and Materials. Inc. Authorized Agent

DESCRIBE YOUR METHOD OF OPERATION

Please see SEP Attachment 2 for detailed information and maps on the proposed operation.

IN AREA BELOW SHOW LOCATION OF ALL EXISTING STRUCTURES AND SANITARY SYSTEM USING **SOLID LINES**, SHOW LOCATION (FROM EAVES) OF PROPOSED STRUCTURE USING **DOTTED LINES**. Indicate 'S' Sanitary 'D' Dwelling 'A' Accessory building 'C' Commercial Building

NORMAL HIGH WATER LINE OR REAR LOT LINE

Give number, name & type of nearest road:

County Highway F & MM

(Please check)

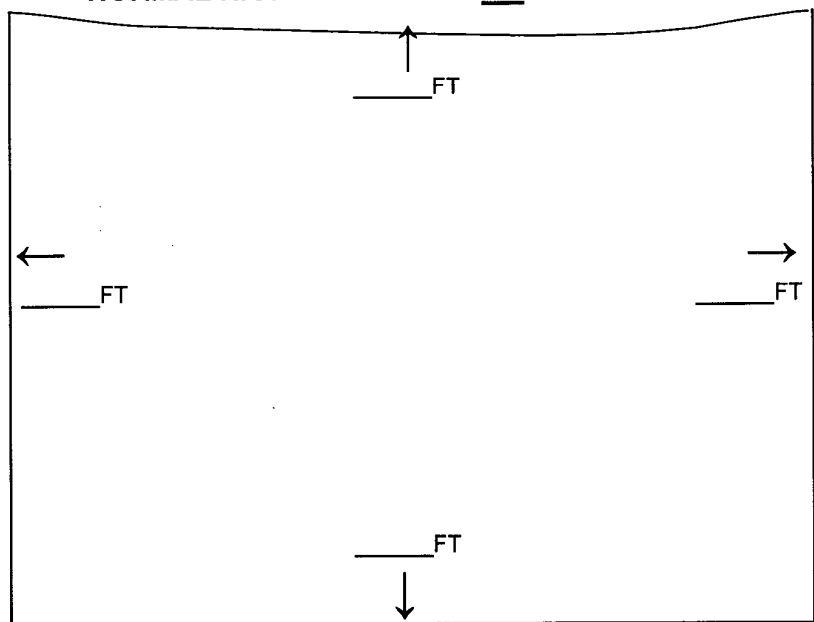
- Private Rd Town Rd
 County Hwy State Hwy

Enclosures: (Please check)

- Sketch Plan Survey Map
 Pictures
 Approved Plan (grading/filling projects)
 Other (specify)

Please see SEP Attachment 1 and SEP Attachment 2 for detailed maps

Commercial bldgs may need state-approval.



CENTERLINE OF ROAD (dotted) OR REAR PROPERTY LINE

COMPLETE BACK SIDE ALSO

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PLEASE LIST ALL NAMES & **COMPLETE MAILING ADDRESSES** OF ALL ADJOINING PROPERTY OWNERS (and those across the road) WITHIN 300 FEET. (Use their mailing address).

Name <small>Please see SEP Attachment 3 for all names and addresses within 300'.</small>	Mailing Address	Zip
Name	Mailing Address	Zip
Name	Mailing Address	Zip
Name	Mailing Address	Zip
Name	Mailing Address	Zip
Name	Mailing Address	Zip
Name	Mailing Address	Zip

PLEASE STAKE OUT PROJECT AND FLAG PROPERTY LINES

Below, please indicate precisely the location of your property with directions on how to get to your property from Balsam Lake, WI. The Board will visit the property and if they cannot find it, they may delay considering your request to a later date. Please use RURAL ADDRESS NUMBERS & STREET NAMES, colors of cabin or adjoining properties, etc... Your lot must be accessible (plowed roads...) with your project staked out. Pictures are helpful for the hearing.

Please see Map 1 showing the general location of the site.

Directions from Balsam Lake to the proposed site follow:

Proceed from Balsam Lake westbound on CR-I to the intersection of STH-35 in Centuria. Turn southbound onto STH-35 to Highway-8. Turn westbound on Highway-8 and proceed approximately 1.75 miles to a left (southbound) turn onto 208th Street. Proceed southbound on 208th Street which becomes 210th street to the intersection of CR-F. Turn right (westbound) on CR-F to the intersection of CR-MM with CR-F at the railroad tracks (CR-F will curve southbound just before this junction). Proceed straight southbound through this intersection approximately 0.2 miles to the site which will be on your left (entrance at Trollhaugen Memorial Campground).

NOTE: Board of Adjustment members will receive information regarding your request before the scheduled hearing date. Decisions by the Board of Adjustment are generally made immediately following the applicant's hearing.

The applicant, as witnessed by the applicant's signature on this application hereby attests that the information contained therein is accurate and true. Any assistance by County staff was at the applicant's request.

Checks payable to: Polk County Zoning

(Signature of Landowner)

(Date)

FEE ENCLOSED

SEP Attachment -1 (August 2009 Revision)

The proposed quarry is legally located on an approximately 61 acre portion of the following property for the quarry excavation, and a ~28-acre portion of the property for the processing and stockpiling area of a ~187 acre total leased site and is shown on Map 2. The general location of the site is shown on Map 1.

Property Owned by William Johnson, and Leased to Kraemer and included in this revised application:

The southeast quarter of the northwest quarter (SE ¼ NW ¼), and the southwest quarter of the northeast quarter (SW ¼ NE ¼), Section 16, Township 33 North, Range 18 West, Polk County, State of Wisconsin. PID: 042-00295-0000 & PID: 042-00289-0000 respectively, and approximately 78.4 acres in size.

Property Owned by Glyn and Cindy Thorman and Leased to Kraemer and included in this revised application:

That part of the Southwest one-quarter of the Northwest one-quarter (SW ¼ NW ¼), lying east of the railroad right of way, and that part of the Northwest one-quarter of the Southwest one-quarter (NW ¼ SW ¼), lying east of the railroad right of way, all in Section Sixteen (16), Township Thirty-three (33) North, Range Eighteen (18) West, Polk County, State of Wisconsin PID: 042-00293-0000 & PID: 042-00297-0000 respectively; and all above approximately 45 acres in size; and

The Northeast quarter of the Northwest quarter of Section 16, Township 33 North, Range 18 West, Polk County, State of Wisconsin, excluding that portion of the property described as follows; commencing at the north quarter corner of said Section 16; thence South 89 degrees 39 minutes 15 seconds West, assumed bearing, along the north line of the Northeast Quarter of the Northwest Quarter, 635.58 feet to the point of beginning; thence, leaving said north line, South 00 degrees 54 minutes 04 seconds West 500.00 feet; thence South 89 degrees 39 minutes 15 seconds West 435.70 feet; thence North 00 degrees 54 minutes 04 seconds East 500.00 feet to aforesaid north line of the Northeast Quarter of the Northwest Quarter; thence North 89 degrees 39 minutes 15 seconds East, along said north line, 435.70 feet to the point of beginning. Said described excluded parcel contains 5.00 acres more or less. The above included parcel is approximately 35 acres in size.

Property Owned by Rochford Inc., Leased to Glyn and Cindy Thorman, and Leased from Glyn and Cindy Thorman to Kraemer and included in this revised application:

That part of the Southwest one-quarter of the Northwest one-quarter (SW ¼ NW ¼) lying west of the railroad right of way in Section 16, Township Thirty-three (33) North, Range Eighteen (18) West, Polk County, State of Wisconsin. PID 042-00294-0000, and approximately 11 acres in size.

The Names and Address of each landowner follow:

William E. Johnson
998 Southview Lane
Dresser, WI 54009
(715) 755 2558

Glyn and Cindy Thorman
827 218th Street
Osceola, WI 54020
(715) 755 2692

Rochford Inc.
2232 100th Avenue
Dresser, WI 54009
(715) 755 2949

SEP Attachment – 2 (August 2009 Revision)

Method of Operation For Proposed Special Exception Permit

Kraemer proposes to quarry a surface basalt (traprock) outcrop on approximately 61 quarried acres to produce high quality construction aggregate using standard quarrying techniques that will minimize the surface area utilized to serve the growing aggregate materials needs of the local and regional area. The quarry site will be reclaimed and restored back into general forestry and a created lake that is consistent with the current zoning of the proposed quarried area as Agricultural -1. The proposed quarry will be reasonably similar to the Dresser Trap Rock operation which has been in business in this area since the early 1900's, although it will make slightly different end products. The proposed quarry will serve as a source of both direct and indirect employment and spending in the area.

The site lies just east of County Highway MM, South of County Highway F, and approximately one mile east of State Highway 35, and the village of Dresser. Quarry development operations are expected to begin within approximately 1-year of the receipt of all necessary permits. The quarrying of bedrock for construction aggregate (as in this proposal) is a common activity in the United States with over 1.5 billion tons (representing approximately 60 percent of total United States production), produced by this method annually (United States Geological Survey).

The general location of the proposed quarry is shown on Map 1 and a site-specific operational plan is shown on Map 2. The proposed quarry will access County Highway F primarily & MM as necessary directly from the site for over the road truck shipments, as well as the CN railroad for rail based shipments. Actual utilized transportation for shipment of materials to end use customers will be dependent upon market factors. Over the road transportation was analyzed by Dr. David Braslau of Braslau Associates and the proposed quarry is not expected to cause congestion or significant Level of Service decline on utilized public roads. A copy of his report is included as NMMRO Attachment 7 (to the initial submission).

The expected duration of quarrying is estimated to be 30-50 years, and will be dependent on the market for crushed stone in the local and regional area. The annual production is expected to begin at a rate of approximately fifty thousand tons to a few hundred thousand tons per annum (based upon the market) and will likely increase in subsequent years based upon market demand in the local and regional area for aggregate materials.

Current and past use of the majority of the property is forest production, and private recreational use. Land within the project area that is not needed for quarry operations will remain in forest production and private recreational use. In addition a buffer of trees and vegetation will be left as shown on Map 2. The screening berms shown on Map 2 will be planted with high growth trees and other vegetation to provide an additional screening barrier to the operation. A portion of the eastern property is enrolled in the Managed Forest Law and this property will be un-enrolled as necessary as the quarry advances onto this property.

The quarry will commence as shown on Map 2 where designated as "Initial Direction of Quarrying". A report was prepared by Dr. Braslau of Braslau Associates and the site will be in compliance with State of Wisconsin air emissions, and blasting standards. Existing trees and vegetation will be left in place around the operation as practical. After removal of the basalt to relative ground level across the identified excavated quarry area, the quarry will advance to deeper depths using approximately 50 foot vertical benches to a final depth of approximately 400-feet below relative surface level as is common in this type of quarry operation. After cessation of activities the property will be fully reclaimed per the requirements of the Polk County

Non Metallic Mining Reclamation Ordinance (NMMRO), and the excavated quarry area will become a Lake with a surface elevation of approximately 980' MSL. Please see the NMMRO application for further information on the proposed reclamation. Aggregate processing and stockpiling activities will comprise an area of approximately 28 acres on the Property, and this area will be fully reclaimed and restored back into open field and forest reasonably similar to its current vegetated condition.

The basic steps in the construction and development of the quarry include:

- Removal, salvage, and storage of topsoil as necessary from under utilized areas.
- Constructing an entrance and private haul road for transporting finished product to Highway F.
- Installing a portable aggregate plant for processing the material.
- Tree processing and stump removal from applicable areas of the quarry excavation area.
- Topsoil removal from applicable areas of the quarry excavation area, salvage, and seeding/planting of topsoil stockpiles for future reclamation uses.
- Removal of very limited quantities of overburden (as necessary) to expose the basalt.
- Constructing settling basins for quarry process water.
- Advancing laterally into the main quarry area and thereafter into subsequent depths of the operation as set forth in the proposal, with processing as shown on Map 2.
- Material removal, and grading of the A-1 property west and northwest of the excavated quarry to approximately 980' for future processing/stockpiling uses as necessitated by market demand.
- Reclamation of the site into a lake and forest/private recreational area.

Topsoil removal, overburden removal and berm construction will occur as necessary. All active areas of the site will be fenced with a minimum four foot high barbed wire fence.

The portable production facility for the commencement of the operation will likely consist of a portable crushing plant with two crushers, a set of dry material separating screens, a set of wash screens, sand washing screw, and a classifying tank. Finished products will be transferred to stockpiles using conveyors. The portable crushing plant will be active on site as needed during the season. As the market warrants, a non-portable production plant will be developed to serve the quarry.

The quarry rock will be fragmented by carefully controlled and monitored drilling and blasting. The rock will be drilled and blasted to a depth of approximately 40-50 feet except for the first few benches which will be smaller. All blasting at the site will be performed by certified, licensed, professionals and will be in compliance with all applicable standards and guidelines. The basalt will then be processed into crushed rock products for use as construction aggregate, road base and erosion control riprap. The previously referenced report by Dr. Braslau of Braslau and Associates addressed blasting, and the quarry will be in compliance with all applicable blasting standards and guidelines from the State of Wisconsin & USBM.

The quarry operations will begin by removing up to two approximately 40-50 foot thick sections of rock (referred to as benches) within the 61 acre area specified for quarrying on the attached plans to bring the area down to an elevation of approximately 980 feet MSL (the approximate western field level). The quarry will then be excavated through subsequent quarrying of additional benches to a depth of approximately 400 feet below relative ground level (~580'

above MSL). The area quarried from increased depths will decrease with each bench, due to the decline road and safety benches.

A report on the hydrology and hydrogeology of the site was completed by third party consultant Dr. Hans-Olaf Pfannkuch (Certified Hydrogeologist AIH No. 646) who has concluded that the quarry operation will not significantly impact groundwater, wells and wetlands/surface water in the general area. A complete copy of this report was provided in the contemporaneous NMMRO application to Polk County as NMMRO Attachment 4 (to the initial submission). A concurrence memorandum of the hydrologic conclusions was issued by Sunde Engineering as Appendix B to the Summary of Information associated with the revision.

Process water for the plant that is used to wash aggregate products, will be recycled from the settling basins and reused in the operation.

Reclamation of the site will be conducted concurrently with operation of the quarry through the development and implementation of the quarry plan to accomplish the ultimate reclamation objectives. Concurrent reclamation will include pre-sloping development, separation of topsoil from other overburden, and re-vegetating unused and completed areas of the operation as applicable. Ultimate final reclamation at the site as set forth in the Non Metallic Mining Reclamation Ordinance (NMMRO) application, will be completed at the cessation of operations and is shown on Map 11. As a part of the proposed reclamation plan an approximately 61-acre lake will be developed on the property which will serve as a future amenity to the area.

All runoff and discharge will be directed through sedimentation basins in accordance with accepted principles of stormwater nutrient removal and subject to an approved storm water runoff permit issued by the WI DNR per the WPDES General Wastewater Permit Process. The anticipated general location of discharge is shown on Map 2, and will be refined as applicable during the subsequent general wastewater permit process. No untreated water will be discharged to any wetlands or waterbody from the site.

SEP Attachment 3

Dresser SEP Landowners Within 300' **REVISED** List

2009

Owner	Address	City, State ZIP	Parcel ID:	Section	Township	Range
WILLIAMSON	WALLACE L & BARBARA J	2179 100TH AVE	DRESSER WI 54009-4440	042-00184-0000	09	33N 18W
NELSON	RAYMOND D & DOROTHY A	4720 34TH AVE N	SAINT PETERSBURG FL 33713	042-00186-0000	09	33N 18W
CARLSON	ARNOLD	1237 198TH ST	ST CROIX FALLS WI 54024	042-00187-0000	09	33N 18W
CARLSON	ARNOLD	1237 198TH ST	ST CROIX FALLS WI 54024	042-00187-0010	09	33N 18W
WILLIAMSON	WALLACE L & BARBARA J	2179 100TH AVE	DRESSER WI 54009-4440	042-00187-0100	09	33N 18W
MUSCHINSKE	KENT D & CANDACE R	2129 100TH AVE	DRESSER WI 54009	042-00193-0000	09	33N 18W
VANEPS	MICHAEL W & MAXINE E	991 210TH ST	DRESSER WI 54009	042-00287-0000	16	33N 18W
MUSCHINSKE	KENT D & CANDACE R	2129 100TH AVE	DRESSER WI 54009	042-00288-0000	16	33N 18W
DOMBROCK (LE)	IRENE C	967 210TH ST	DRESSER WI 54009	042-00290-0000	16	33N 18W
MORLEY	WOODY D	2168 100TH AVE	DRESSER WI 54009	042-00291-0000	16	33N 18W
FOX	JEFFERY V & LORI J	2188 A 100TH AVE	DRESSER WI 54009	042-00292-0100	16	33N 18W
BURCH	CHARLES J	2159 90TH AVE	OSCEOLA WI 54020	042-00296-0000	16	33N 18W
THORMAN	GLYN & CYNTHIA	827 218TH ST	OSCEOLA WI 54020	042-00297-0000	16	33N 18W
KLOCEK	LOUIS J & JANICE M	BOX 563	DRESSER WI 54009	042-00299-0000	16	33N 18W
BURCH	CHARLES J	2159 90TH AVE	OSCEOLA WI 54020	042-00300-0000	16	33N 18W
MASEK	JEFFREY J & JANIS M P	8153 IDSEN AVE S	COTTAGE GROVE MN 55016	042-00302-0000	16	33N 18W
MASEK	JEFFREY J & JANIS M P	8153 IDSEN AVE S	COTTAGE GROVE MN 55016	042-00305-0000	16	33N 18W
BURCH	CHARLES J	2159 90TH AVE	OSCEOLA WI 54020	042-00306-0000	16	33N 18W
HAAS SONS PROPERTIES LLC		203 E BIRCH ST	THORP WI 54771	042-00306-1000	16	33N 18W
NELSON, JR	TOM D	PO BOX 70	CENTURIA WI 54824-0070	042-00312-0000	17	33N 18W
ROCHFORD ET AL	ANNE E	2232 100TH AVE	DRESSER WI 54009	042-00314-0000	17	33N 18W
ROCHFORD ET AL	ANNE E	2232 100TH AVE	DRESSER WI 54009	042-00315-0000	17	33N 18W
ROCHFORD	JAMES S & ELIZABETH	2232 100TH AVE	DRESSER WI 54009	042-00327-0000	17	33N 18W
ROCHFORD	JAMES S & ELIZABETH	2232 100TH AVE	DRESSER WI 54009	042-00328-0000	17	33N 18W
HANSON	DARRELL & MARY JANE	992 SOUTHVIEW	DRESSER WI 54009	042-01314-0214	16	33N 18W
WALLIS	MICHAEL R & TERILYN K	990 SOUTHVIEW LN	DRESSER WI 54009-4456	042-01314-0300	16	33N 18W
JASPERSON	SUSAN A	982 SOUTH VIEW LN	DRESSER WI 54009	042-01314-0400	17	33N 18W
TROLLHAUGEN SKI AREA		2232 100TH AVE	DRESSER WI 54009	116-00429-0000	17	33N 18W