

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/23/2026	DCPCUP-2026-02730
Public Hearing Date	
11/24/2026	

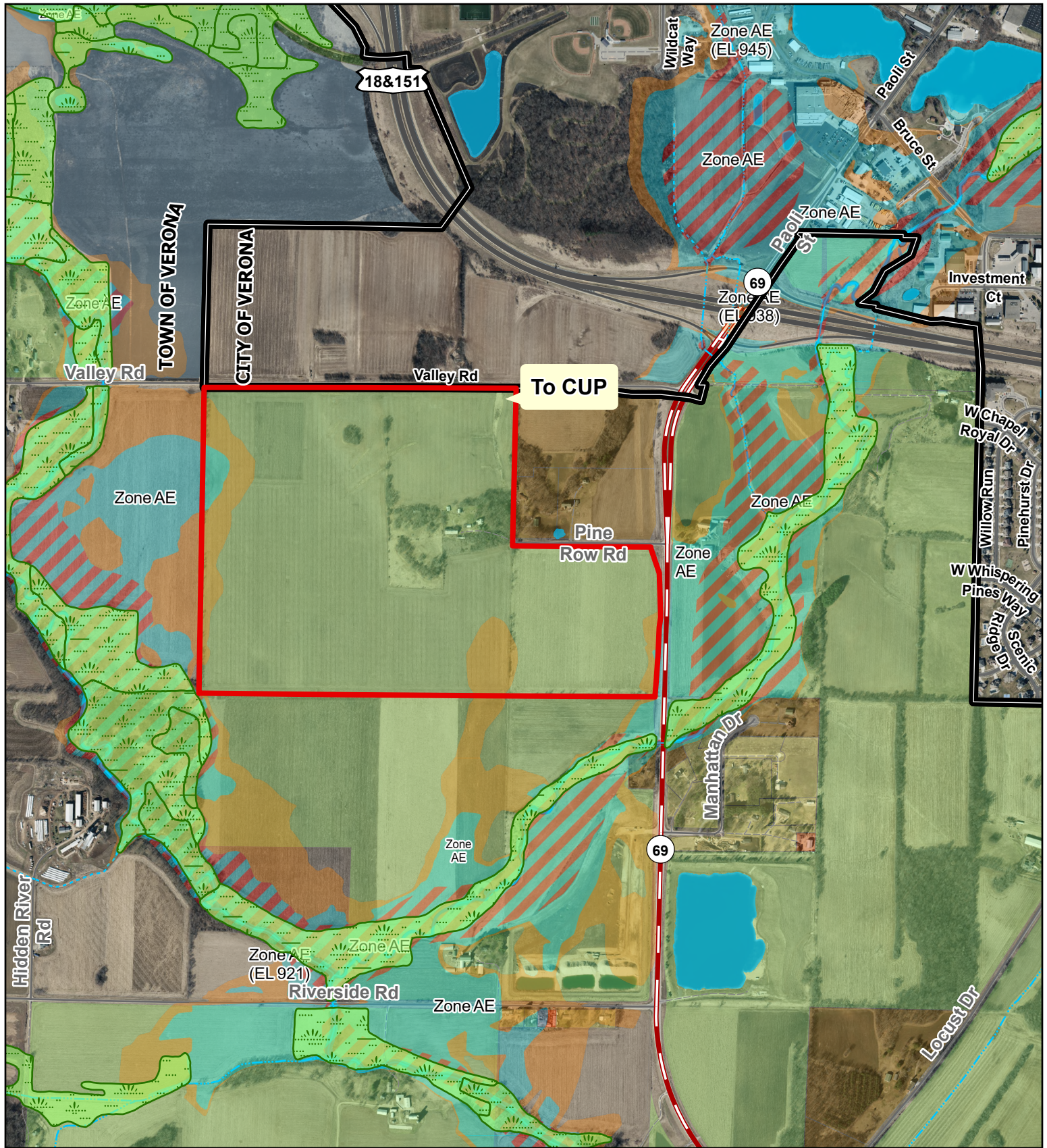
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JMM LLC	Phone with Area Code	AGENT NAME ☐	Phone with Area Code
BILLING ADDRESS (Number, Street) 2535 CHICKASAW DR		ADDRESS (Number, Street) 2535 CHICKASAW DR	
(City, State, Zip) JANESVILLE, WI 53545		(City, State, Zip) JANESVILLE, WI 53545	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7228 Pine Row Rd.					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-282-8000-6		---		---	

CUP DESCRIPTION
Mineral Extraction

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.231(3)(c)	196

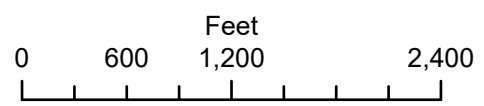
DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
☐ Yes ☐ No	DJE1	
Applicant Initials _____		
		PRINT NAME:
		DATE:



- Proposed Zoning
- Municipal Boundary
- Zoning District**
- Farmland Preservation
- Agricultural Transition
- Limited Commercial
- Commercial

- Natural Resource Conservancy
- Residential
- Rural Residential and Rural Mixed Use
- Recreational
- Special Use

CUP 2730
JMM LLC



Dane County Conditional Use Permit Application

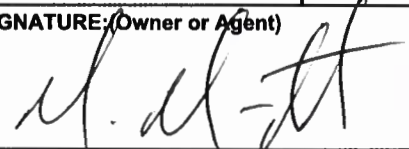
Application Date	C.U.P Number
09/29/2026	DCPCUP-2026-02730
Public Hearing Date	
11/24/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JMM LLC	Phone with Area Code (608) 289-2931	AGENT NAME ☐ Michael J. Marquette (Mike)	Phone with Area Code (608) 289-2931
BILLING ADDRESS (Number, Street) 801 W Verona Ave, #349		ADDRESS (Number, Street) 801 W Verona Ave, #349	
(City, State, Zip) Verona, Wisconsin, 53593		(City, State, Zip) Verona, Wisconsin, 53593	
E-MAIL ADDRESS akmjm8@gmail.com		E-MAIL ADDRESS akmjm8@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7228 Pine Row Rd.					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-282-8000-6		---		---	

CUP DESCRIPTION
Mineral Extraction

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.231(3)(c)	196

DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE (Owner or Agent) 
		PRINT NAME: Michael J. Marquette
		DATE: 9/29/26



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	JMM LLC	Agent Name:	Michael J. Marquette (Mike)
Address (Number & Street):	801 W Verona Ave, #349	Address (Number & Street):	801 W Verona Ave, #349
Address (City, State, Zip):	Verona, Wisconsin, 53593	Address (City, State, Zip):	Verona, Wisconsin, 53593
Email Address:	akmjm8@gmail.com	Email Address:	akmjm8@gmail.com
Phone#:	(608) 289-2931	Phone#:	(608) 289-2931

SITE INFORMATION

Township:	Town of Verona	Parcel Number(s):	(0608-282) -8000-6, -8500-1, -9000-4, 9500-9, 9000-5
Section:	28	Property Address or Location:	7228 Pine Row Road, Verona, WI, 53593
Existing Zoning:	AT-35	Proposed Zoning:	AT-35
CUP Code Section(s):	CH 10.101 (6 & 7), CH 10.103 (15)		

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Mineral Extraction	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional use: The proposed development and associated CUP application is a non-metallic mining operation that will be processing sand and gravel aggregates and facilitating the transport of these materials off the premises. See complete CUP application overall for the full details.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

☒ Complete attached information sheet for standards	☒ Site Plan drawn to scale	☒ Detailed operational plan	☒ Written legal description of boundaries	☒ Detailed written statement of intent	☒ Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: 9/24/20

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

See document titled "Narrative Summary - Demonstrating Satisfaction of (8) Standards for Conditional Use Permits" as well as the complete CUP application overall.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

n/a

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

n/a

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

n/a

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

n/a

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

n/a

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

JMM LLC is respectfully proposing to conduct non-metallic mining operations within the subject property. The subject property is well suited for this proposed land use for many reasons and is a formally registered WDNR Marketable Non-Metallic Mineral Deposit per NR135 requirements. The types of equipment that will be utilized for these operations are considered to be industry standard. Improvements at the property are significant and include the immediate construction of large landscaped earth berms in order to construct an operating area for the proposed development as well as create an aesthetically pleasing visual barrier. Safe access roads will be constructed and the property will be kept in good order at all times. After mineral extraction is complete, the reclaimed property will be a man made lake with potential park space and/or commercial space that will still be a good fit with the surrounding properties. Please see the attached CUP application for full and complete answers to all the items listed above.

List the proposed days and hours of operation.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

A Stormwater and Erosion Control Plan was sent to Dane County Land & Water Dept. for review prior to submitting this CUP application. Please see the attached CUP application for full and complete answers to all the applicable items listed above.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Please see the attached CUP application for full and complete answers to all the applicable items listed above.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Current use is for agricultural purposes. There are abandoned farm structures that will be demolished. Please see the attached CUP application for full and complete answers to all applicable the items listed above.

Briefly describe the current uses of surrounding properties in the neighborhood.

Non-metallic mineral extraction, agricultural, public owned lands, commercial, and residential w/ associated commercial. Please see the attached CUP application for full and complete answers to all the applicable items listed above.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☒ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☒ Scale and north arrow.
- ☒ Date the site plan was created.
- ☒ Existing subject property lot lines and dimensions.
- ☒ Existing and proposed wastewater treatment systems and wells.
- ☒ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☒ All dimension and required setbacks, side yards and rear yards.
- ☒ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☒ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☒ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☒ Proposed loading/unloading areas.
- ☒ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☒ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☒ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☒ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☒ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- ☒ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☒ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☒ **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- ☒ Hours of operation.
- ☒ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☒ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☒ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☒ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☒ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☒ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☒ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☒ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☒ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☒ Signage, consistent with section [10.800](#).

☒ **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☒ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

MINERAL EXTRACTION OPERATIONS

Required Information

For a CUP for mineral extraction, the applicant must provide a legal description, tax parcel numbers, an erosion control plan, and a reclamation plan. In addition, to further describe the operation, the applicant must provide a written statement and operations plan as described:

A written statement containing the following information:

1. General description of the operation.
2. Existing use of the land.
3. Existing natural features including approximate depth to groundwater.
4. The types and quantities of materials that would be extracted.
5. Proposed dates to begin extraction, end extraction and complete reclamation.
6. Proposed hours and days of operation.
7. Geologic composition and depth to the mineral deposit.
8. Identify all major proposed haul routes to the nearest Class A highway or truck route.
Indicate traffic flow patterns.
9. Proposed phasing plan, if any (recommended for larger sites)
10. Types, quantities, and frequency of use of equipment to extract, process, and haul.
11. Whether and how frequently blasting, drilling, crushing, screening, washing, refueling, fuel storage, asphalt batching or concrete mixing would be performed on site.
12. Whether excavation will occur below the water table and, if so, how ground water quality will be protected.
13. Any proposed temporary or permanent structures (e.g., scales, offices).
14. Any special measures that will be used for spill prevention and control, dust control, transportation, or environmental protection.
15. Proposed use after reclamation as consistent with Chapter 74.

A site/operations plan drawn to scale, at least 11" by 17" in size, and showing the following information:

1. Boundaries of the permit area and of the extraction site.
2. Zoning district boundaries in the immediate area. Label all zoning districts on the submit property and on all neighboring properties.
3. Existing contour lines (not more than 10 foot intervals).
4. Existing natural features including lakes, perennial/navigable streams, intermittent streams, floodplains, wetlands, drainage patterns, and archaeological features.
5. Existing roads, driveways, and utilities. Show width of all driveway entrances onto public and private roads.
6. All residences within 1,000 feet of the property.
7. Specific location of proposed extraction area, staging area, and equipment storage.
8. Proposed location and surfacing of driveways.
9. Proposed phasing plan, if any (recommended for larger sites).
10. Proposed fencing of property, if any, and gating of driveways.
11. Proposed location of stockpiles.
12. Proposed location and type of screening berms and landscaping.
13. Proposed temporary and permanent structures, including scales and offices.
14. Proposed signage, if any.

Conditional Use Permit - Mineral Extraction Application Checklist

Applicant			Zoning
Plan Requirement	✓	Location in plan - page #	✓
1. Legal description - CSM and/or exact metes & bounds.	X	Attachment 9 - JMM0291	
Size of area requesting - acreage	X	JMM0022	
Parcel number(s)	X	JMM0002	
2. Written statement that includes the following:			
General description of the operation.	X	JMM0022	
Existing uses of the land.	X	JMM0024	
Existing natural features including depth to groundwater.	X	Attachment 3 - JMM0092	
Types and quantities of materials that will be extracted.	X	Attachment 3 - JMM0092	
Proposed dates to begin extraction, end extraction and complete reclamation.	X	JMM0027	
Proposed hours and days of operation.	X	JMM0027	
Geologic composition and depth to the mineral deposit.	X	Attachment 3 - JMM0092	
Identify all major proposed haul routes to the nearest Class A highway or truck route. Indicate traffic flow patterns.	X	Attachment 7 - JMM0250 and JMM0028	
Proposed phasing plan (recommended for larger sites)	X	JMM0027	
Types, quantities and frequency of use of equipment to extract, process and haul.	X	JMM0023	
Frequency of blasting, drilling, mining, crushing, screening, washing, refueling.	X	JMM0023 & JMM0026	
Bulk fuel storage.	X	JMM0030	
Asphalt batching or concrete mixing.	X	JMM0026	
Proposed storage of recycled materials.	X	JMM0026	
Does extraction occur below the water table / protection of groundwater.	X X	Attachment 3 - JMM0092 & JMM0030 Attachment 8 - JMM0286	
Permanent or temporary structures.	X	JMM0028	
Spill prevention and or dust control.	X	Attachment 11 - JMM0296	
Proposed use after final reclamation as consistent with Ch. 74. Separate checklist for reclamation permit.	X X	JMM0002 See reclamation permit application	

This checklist is required in addition to a complete application for a conditional use permit. Application may be deemed incomplete if required information is not submitted.

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September 24, 2026

Dane County Dept. of Planning and Zoning
c/o Mr. Todd Violante, Planning and Development Director
City County Building, Room 116
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

RE: CONDITIONAL USE PERMIT APPLICATION – PROPOSED SAND & GRAVEL PIT
Landowner: JMM LLC, a Wisconsin limited liability company (“JMM LLC”)
Applicant: JMM LLC
Property: Approximately 159.38 acres located in Section 28, Town of Verona,
Dane County, Wisconsin [Parcel IDs: 0608-282-8000-6; 0608-
282-8500-1; 0608-282-9000-4; 0608-282-9500-9; & 0608-281-9000-5]
Project: Wildcat Pit
Document: Executive Summary

Dear Mr. Violante,

JMM LLC respectfully submits this Conditional Use Permit application (the “Application”) to allow for the operation of a local nonmetallic mineral extraction business at the Property (defined above). This letter shall be incorporated into, and made part of, the Application. The Application was prepared by JMM LLC (JMM) with leading assistance from Snyder & Associates, Inc. and R. H. Batterman & Co., Inc. JMM believes it provides substantial evidence supporting the review and approval under the CUP application process.

Dane County requires applicants to provide detailed descriptions and analysis of the proposed use, together with supporting studies and data assembled as part of the Application. Central to the Application is demonstrating, through substantial evidence, that the proposed use satisfies the eight (8) conditional use standards and appropriately addresses potential impacts on the surrounding community.

To that end, JMM believes the Application is complete and reflects its commitment to working cooperatively with Dane County, the Town of Verona, and other applicable reviewing authorities. JMM further believes the substantial evidence submitted with the Application

demonstrates that the proposed use will be operated in a manner compatible with the surrounding area and consistent with the applicable conditional use standards.

Attached and included with the Application are detailed descriptions, plans, studies, and related materials submitted in support of the requested Conditional Use Permit. JMM believes these materials provide substantial evidence that Wildcat Pit is appropriately located, can be operated responsibly, and can provide a beneficial local source of sand and gravel for the Verona and greater Madison area.

JMM has engaged in multiple conversations to date with Dane County's Planning & Zoning Department and Land & Water Resources Department regarding the potential for the reclaimed property to transition to Dane County or Town of Verona ownership through a future donation by JMM after mineral extraction is complete. All parties involved have indicated mutual interest towards this potential donation. JMM remains willing to continue those discussions during and after the CUP process, subject to further review and mutual interest among the parties involved.

A central element of JMM's narrative during all its preliminary meetings and discussions with local stakeholders, has been that the proposed development represents a complete mining plan from start to finish, with no questions as to what the long-term plans are for the subject property after mineral extraction is complete. To support these statements, a reclamation plan application is being submitted to Dane County simultaneously along with this CUP application. Local stakeholders have been receptive and appreciative towards this approach.

Given the existing geographical, geological, and environmental characteristics of the Property, JMM believes the Property is well suited for nonmetallic mineral extraction. As detailed in the Application, the Property is a formally registered WDNR Marketable Nonmetallic Mineral Deposit. The proposed mine design is a key component of the technical analysis and substantial evidence supporting JMM's position that the proposed use can be operated without adverse impacts to surface water or groundwater.

JMM recognizes that surface water and groundwater are critical natural resources and is committed to operating the proposed nonmetallic mining site in a manner that protects those resources. The methods proposed in the Application are intended to align with standard operating practices for nonmetallic mining in Wisconsin. Nonmetallic mining operators in Wisconsin must comply with environmental regulations designed to protect water quality, and JMM is committed to complying with those requirements. JMM also

believes the Application includes substantial evidence of its willingness and ability to implement measures that exceed minimum requirements where appropriate.

To the best of JMM's knowledge, the Application addresses the laws and regulations applicable to the proposed use. As detailed in the Application, JMM has met with, or attempted to meet with, the area stakeholders it identified as potentially relevant to the review process. JMM is committed to operating Wildcat Pit in compliance with applicable regulations and believes the supporting documentation submitted with the Application provides substantial evidence of that commitment.

Wisconsin has an abundance of natural resources, including raw materials necessary for infrastructure and building construction. The Property contains readily available, high-quality sand and gravel that can help meet those local needs. JMM believes Wildcat Pit presents an environmentally responsible, economically practical mining plan and, if approved, would allow JMM to provide these materials to the area while becoming a constructive member of the Verona community.

Thank you for your consideration and review of this Application and the substantial evidence submitted in support of the requested Conditional Use Permit. JMM appreciates the County's time and attention to this matter and remains available to answer questions or provide additional information during the CUP review process.

Sincerely,

JMM LLC

A handwritten signature in black ink, appearing to read "M. J. Marquette", written over the printed name.

Michael J. Marquette
Managing Member

Narrative Summary

Demonstrating Satisfaction of (8) Standards for Conditional Use Permits

- 1. The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare.**

Public Health

- Dane County historical imagery indicates that the subject Property is located within a broader geological area that has supplied nonmetallic minerals to the Madison area since before 1940. These historical operations are not known to have been detrimental to, or to have endangered, public health.
 - The subject Property is located immediately adjacent to an active, smaller-reserve nonmetallic mine that has operated since approximately 2005. This active operation is not known to have been detrimental to, or to have endangered, public health.
 - Nonmetallic mining in Wisconsin must comply with applicable United States Department of Labor Mine Safety and Health Administration (MSHA), State of Wisconsin safety and health, United States Environmental Protection Agency (USEPA), and Wisconsin Department of Natural Resources (WDNR) environmental regulations.
- In addition to required compliance with the above, the Application further details all dust and emission controls measures and outlines how these measures will be implemented on-site during operations (Attachment 11).
 - **PDF Page Number**
 - **Attachment 11 Emissions Control Plan – JMM0296**
- The Application also includes a Stormwater Management and Erosion Control Plan. As part of the CUP requirements, the plan was submitted to the Dane County Land & Water Resources Department for preliminary review on July 2, 2026. The Department provided an initial response regarding their preliminary review of this plan on 9/17/26, confirming that the proposed design and associated operations internally drain, satisfying Dane County requirements. A copy of this Plan and associated Dane County response correspondence is included within the Application (Attachment

17). An erosion control permit from Dane County will be required before any mining operations begin.

➤ **PDF Page Number**

- **Attachment 17 Stormwater Management & Erosion Control Plan - JMM0489**

- As detailed in the Application, the proposed mining operations do not include dewatering practices, further reducing potential risk to public health. If any unforeseen events were to require dewatering operations, the property is well suited to handle pumping from one location to another, within the internally drained area.
- Similar in scope to the active nonmetallic mining operation on the adjacent property, the proposed mine plan entails removing most sand and gravel material from below the water table. As a result, the material will be wet during excavation, significantly reducing potential dust.
- A Groundwater Management Plan will be implemented and maintained before and during all mining operations (Attachment 8). As part of this plan, groundwater within the Property will be actively monitored and tested via three (3) proposed groundwater monitoring wells that will be strategically located within the Property and as shown within the proposed operations plan. Also as part of this plan, are measures for spill prevention and spill containment.

➤ **PDF Page Number**

- **Attachment 8 Groundwater Management Plan – JMM0286**

- The Application also includes groundwater fact sheets as related to nonmetallic mining (Attachment 10).

➤ **PDF Page Number**

- **Attachment 10 Groundwater Fact Sheets – JMM0292**

- An independent qualified inspector will be contracted to test nitrates and bacteria for all neighboring wells located within 1,000 feet of the proposed site. Only one (1) neighboring well is located within 1,000 feet of the proposed site.

- Dane County data identifies an estimated 230 active or formerly active nonmetallic mining sites within Dane County. Multiple active nonmetallic mining sites in Dane County extract sand and gravel using methods comparable to those proposed in this CUP Application. JMM LLC is not aware of publicly documented contamination to surface water or groundwater resulting from comparable methods.

Public Safety

- Mining operations in the area began before 1940, and mining operations on the adjacent property began in approximately 2005. These historical operations are not known to have been detrimental to, or to have endangered, public safety.
- The subject Property is a formally registered WDNR Marketable Nonmetallic Mineral Deposit under Wis. Stat. § 295.20 and Wis. Admin. Code § NR 135.54 (Attachment 3). As detailed in those materials, the subject Property is well positioned within existing infrastructure designed to accommodate truck traffic and provide convenient access to STH 69. From the STH 69/Pine Row Road intersection, the on/off ramps for the US 18/151 and STH 69 interchange are less than 0.5 miles away.

➤ PDF Page Number

- **Attachment 3 WDNR Marketable Mineral Deposit – JMM0092**

- A detailed Traffic Impact Analysis is included within the Application (Attachment 7). These materials include detailed traffic analysis and supporting information, as well as preliminary approvals from the Wisconsin Department of Transportation. Pine Row Road will serve as the main access point for the proposed conditional use and provides safe sight lines in all directions for truck drivers approaching STH 69. All costs for the proposed improvements will be paid by JMM LLC.

➤ PDF Page Number

- **Attachment 7 TADI Traffic Impact Analysis – JMM0250**

- It is important to note the background information on why parcel ID 0608-281-9000-5 is being included within this Application. As the included JMM access road history supports, during preliminary review a significant amount of time was spent reviewing Valley Road as the potential main access for this development. For the reasons outlined within the Application, the focus

subsequently shifted towards Pine Row Road as being the main access in the spring of 2026. Thus, parcel ID 0608-281-9000-5 was then included and incorporated into this Application. However, no mineral extraction will take place within this parcel at this time. Dane County staff and Town of Verona staff were aware of this and concurred accordingly during all the preliminary meetings and phone calls outlined within the Application. JMM has already completed all the necessary professional criteria within the WDNR Marketable Mineral Deposit Registration requirements, and does intend to formally register this property at a later date.

- As detailed within the Batterman plan sets (Attachment 1), the site will be fully secured by locked gates, fencing, and landscaped berms. These proposed measures are designed to align with and complement the existing measures for the active nonmetallic mining operation on the adjacent property.
 - **PDF Page Number**
 - **Attachment 1 Batterman Plan Set – JMM0032**
- All loaded trucks leaving the proposed CUP land use location will be covered with tarps to further reduce any potential dust impacts and for enhanced public safety.

Public Comfort

- Mining operations in the area began before 1940, and mining operations on the adjacent property began in approximately 2005. These historical operations are not known to have been detrimental to, or to have endangered, public comfort.
- As depicted within the Batterman renderings (Attachment 16), large, landscaped berms will be constructed to create aesthetically pleasing visual barriers that screen operations, particularly to the north. Existing views to the south already include other nonmetallic mineral extraction operations.
 - **PDF Page Number**
 - **Attachment 16 Batterman Renderings – JMM0440**
- The proposed reclaimed condition of the Property after mineral extraction is complete remains a good fit with the neighborhood. The operating area and

overall extraction area are purposely designed to be well hidden from the new commercial business development currently being constructed to the north of the Property.

- The proposed conditional use will provide a seamless buffer between the commercial development north of the Property and the Sugar River/Dane County areas to the south.
 - The proposed use will serve as a practical and economic transition between City-related development to the north and public land areas to the south, including the Sugar River.
- Noise levels will not exceed 75 dB measured at the property line. 75 dB is comparable to the ambient noise of an open-office, or the hum of a running dishwasher. Additionally, as described with the included groundwater fact sheets, mining below the existing land surface creates a natural noise barrier that reduces sound levels.
 - **PDF Page Number**
 - **Attachment 10 Groundwater Fact Sheets – JMM0292**
- The proposed hours of operation align with those for the active nonmetallic mining operation on the adjacent property and are consistent with industry standards as well as when most businesses and individuals are working.

Public Welfare

- Per Attachment 3 to the Application, the subject Property is a formally registered WDNR Marketable Nonmetallic Mineral Deposit under Wis. Stat. § 295.20 and Wis. Admin. Code § NR 135.54. As detailed in those materials, the subject Property is a vital resource in a unique location that will provide numerous public-welfare benefits.
 - **PDF Page Number**
 - **Attachment 3 WDNR Marketable Mineral Deposit – JMM0092**
- The proposed land use will provide a local source of needed raw materials to build our homes, schools, highways, buildings, etc. for decades. Once the pit is fully depleted, the resulting man-made lake will be a long-term community asset. The Batterman renderings help depict what this man-made lake will look like after all material extraction is complete (Attachment 16).

➤ **PDF Page Number**

○ **Attachment 16 Batterman Renderings – JMM0440**

- After the proposed land use is fully depleted, the resulting man-made lake and reclaimed grassland area will complement Dane County's recent purchase of adjacent parkland, as noted by stakeholders during preliminary meetings.
- The Application contains a tax revenue increase analysis (Attachment 15). The proposed land use allows for utilizing a much-needed natural resource while also increasing the tax base from commercial use. Local municipalities will be recipients of significant tax revenue increases generated from real estate taxes and aggregate sales.

➤ **PDF Page Number**

○ **Attachment 15 Baker Tilly Tax Analysis – JMM0433**

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard One (1).**

2. The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance or operation of the proposed conditional use.

- Because surrounding properties consist predominantly of public, commercial, and agricultural lands, the proposed conditional use is expected to have minimal impact on existing properties in the neighborhood.
- As part of Application's site and operations plan, substantial earthwork and landscaping will be performed during the first year, quickly establishing a secluded operations area and aesthetically pleasing berms around a significant portion of the pit.
- No asphalt or redimix plants are located on the site.

- The site will be secured by a fence and locked gates.
- The Application contains a real estate study that supports the proposed development will have minimal to no impact on any of the surrounding properties or existing structures (Attachment 12). The company that performed this study has completed similar analysis in the past for other non-metallic mines located in Dane County.
 - **PDF Page Number**
 - **Attachment 12 S.L. MacWilliams Real Estate Study – JMM0301**
- The Application contains a vegetation and wildlife habitat assessment that supports the proposed development will have minimal to no impact on any existing vegetation or any existing wildlife habitat (Attachment 14). Furthermore, the proposed man-made lake and reclaimed grassland area after mineral deposit depletion will provide a habitat for wildlife to exist.
 - **PDF Page Number**
 - **Attachment 14 Heartland Vegetation & Wildlife Study – JMM0397**
- The proposed reclaimed commercial area after mineral deposit depletion will serve as a nice transition to the recently rezoned commercial property located to the north.
- The proposed grading work included in the overall site plan is expected to fully remedy an existing and ongoing runoff issue affecting a neighboring property owner.
- All federal, state and local laws and permits will be acquired and maintained throughout the process.
- The Application includes a complete summary of JMM's preliminary meeting history to date, that factors local stakeholders as well as neighbors in the immediate vicinity of the Property.
 - **PDF Page Number**

- **Attachment 19 JMM Preliminary Meeting History to Date – JMM0546**
- **Attachment 21 JMM Correspondence & Meeting History with Brandi Mueller & Family - JMM0557**

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard Two (2).**

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- The surrounding property use is predominately agricultural or used as an active nonmetallic mining operation on an adjacent property The subject Property is currently zoned AT-35 Agriculture Transition District, as set forth in Dane County Code of Ordinances Chapter 10, Section 10.231. Nonmetallic mineral extraction is a conditional use within the AT-35 Zoning District.
- Wisconsin courts have found that when a municipality adopts a zoning ordinance that allows certain uses, whether as permitted or conditional uses, it reflects the municipality's policy judgment that those uses are appropriate within the designated district. Wisconsin courts have explained that a conditional use is one the community recognizes as desirable or necessary in the zoning district. By listing a conditional use in a zoning ordinance, the Town and the County have made a legislative determination that the use, subject to applicable standards, is compatible with other uses in that zone.

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard Three (3).**

4. There are adequate utilities, access roads, drainage, and other necessary improvements to allow the land use, or improvements are planned to provide adequate measures.

- JMM submitted Wetland Rezone Application #DCPREZ-2026-12278 to the Dane County ZLR Committee on 3/18/26. Associated materials and formal Dane County approvals for this rezone became effective as of 7/9/26 and are included/attached as part of the Application (Multiple Attachments – see below).
 - The proposed nonmetallic mining site will internally drain and will not discharge process water or waste of any kind onto surrounding properties or into area streams.
 - The proposed mining methods do not include dewatering practices, and the washing process will operate as a closed-loop system.
- **PDF Page Number**
 - **Attachment 4 Heartland Wetland Delineation Report – JMM0111**
 - **Attachment 13 WDNR Exempt Wetland Decision - JMM0394**
 - **Attachment 18 Dane County Wetland Rezone Approval – JMM0546**
- A detailed Traffic Impact Analysis is included within the proposed CUP application (Attachment 7). These documents include detailed traffic analysis and supporting information, as well as preliminary approvals from the Wisconsin Department of Transportation.
 - **PDF Page Number**
 - **Attachment 7 TADI Traffic Impact Analysis – JMM0250**
- To reduce demolition materials sent to local landfills, JMM is currently working to partner with a local business that specializes in salvaging barn wood from the existing structures located on the subject Property.

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard Four (4).**

5. Adequate measures have been or will be taken to provide adequate ingress/egress to public streets and the proposed conditional use will not present traffic conflicts.

- A detailed Traffic Impact Analysis is included in the Application (Attachment 7). These materials include detailed traffic analysis regarding vehicle frequency and vehicle types. When compared to building development, the actual increase in traffic is negligible.

➤ **PDF Page Number**

- **Attachment 7 TADI Traffic Impact Analysis – JMM0250**

- Pine Row Road is the proposed main access point for the proposed development, and detailed access plans are included within the Application.
- Traffic analysis and stakeholder feedback to date support engineer-recommended improvements to Pine Row Road that, once completed, will create a safer and more robust Town of Verona roadway and STH 69 intersection than currently exists.

- JMM is committed to making Pine Row Road safe for trucks.

- The Application includes a detailed summary of all JMM's preliminary meeting history to date concerning access roads, STH 69 ingress/egress and traffic review.

➤ **PDF Page Number**

- **Attachment 20 JMM Access Road Meeting History to Date - JMM0553**

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard Five (5).**

6. The conditional use shall conform to all applicable regulations of the district in which it is located. Provide information on any necessary licensing, or regulations associated with the proposed land use.

- The plan and proposal meets all applicable regulations of the AT-35 zoning district.
- State law provides for the registration of land containing economically viable, or marketable, nonmetallic mineral deposits under Wis. Stat. § 295.20 and Wis. Admin. Code ch. NR 135. This registration process encourages the identification, preservation, and planning for the ultimate development of marketable deposits. The applicable criteria require that: (i) existing zoning laws for the property permit or conditionally permit mining, unless no zoning exists; and (ii) a registered professional geologist or registered engineer certify that the deposit is a “marketable deposit” based on geologic, mineralogical, or other scientific data due to the deposit’s quality, scarcity, location, quantity, or proximity to a known user.
 - The Property meets all criteria set forth in Wis. Admin. Code ch. NR 135 to register the deposit as a marketable nonmetallic mineral deposit. On October 15, 2025, JMM LLC submitted its Statement of Intent to Register a Nonmetallic Mineral Deposit located at the Property, together with supporting documentation, to the applicable zoning authorities, including the Town of Verona, Dane County, and WDNR. As a courtesy, JMM LLC also provided the registration materials to the neighboring City of Verona. Under Wis. Admin. Code ch. NR 135, a zoning authority may object to a proposed registration only if the deposit is not marketable or existing zoning prohibits mining. If zoning officials object, they bear the legal burden to provide sufficient evidence to support the objection in court. A zoning authority that objects to the proposed registration must give notice of its intent to object, and the reasons for the objection, no later than sixty (60) days after receiving the landowner’s notice of intent to register.
 - No applicable zoning authority objected within the required time frame. Accordingly, on February 27, 2026, JMM formally registered the subject Property as a WDNR Marketable Mineral Deposit with the Dane County Register of Deeds (Attachment 3).

➤ **PDF Page Number**

- **Attachment 3 WDNR Marketable Mineral Deposit – JMM0092**

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard Six (6).**

7. The conditional use is consistent with the adopted Town and County Comprehensive Plans.

- The Town of Verona's Comprehensive Plan recognizes the importance of mineral extraction sites and provides for the establishment of new mineral extraction sites provided criteria are met. Recognizing the proposed property as a potential nonmetallic mineral extraction site is consistent with the Town's Comprehensive Plan.
 - In September 2025, JMM LLC applied to amend the current version of the Town's Comprehensive Plan to recognize and identify the Property as a potential nonmetallic mining site. Wis. Admin. Code § NR 135.62 provides, in part, that land use plans and zoning ordinances adopted by a county, municipality, or agency shall make all reasonable provisions to preserve identified marketable nonmetallic mineral deposits. As noted above, no applicable zoning authority objected to JMM LLC's proposed registration of the mineral deposit on the Property, and amending the Town's Comprehensive Plan to identify the Property as a potential nonmetallic mining site is consistent with the requirement under Wis. Admin. Code § NR 135.62(4)(c) that the Town of Verona make all reasonable provisions to preserve the identified marketable nonmetallic mineral deposit.
 - The Town of Verona formally amended its Comprehensive Plan based on the March 2026 Plan Commission approval and the April 2026 Town Board approval. Subsequently, the Dane County ZLR Committee formally recommended approval, to the Dane County Board, for updating the Dane County Comprehensive Plan to reflect the subject Town of Verona Comprehensive Plan on 9/8/26. From JMM's subsequent discussions with County Staff, it is understood that this recommendation is scheduled and included on the agenda for final decision during the 9/24/26 Dane County Board meeting and no issues are anticipated at this time.

- Dane County’s Comprehensive Plan recognizes the importance of mineral resources and establishes a goal to “identify and protect as much of the county’s nonmetallic mineral resources as practicable, in the context of environmental, residential and other land use planning objectives, to supply local and regional needs.” The proposed property is included in the Dane County Comprehensive Plan Mineral Resources Map regarding “High Potential Sources of High-Quality Sand & Gravel” (Attachment 5)

➤ **PDF Page Number**

- **Attachment 5 Dane County Mineral Resource Map – JMM0244**

- A nearby neighbor of the subject Property is the City of Verona. The subject Property is included in the City of Verona’s Comprehensive Plan Mineral Extraction Map 5-11 (previous version) as having a high potential of containing a deposit of either ice contact stratified glacial material or coarse outwash and having the best potential for providing an economically viable source of high-quality aggregate.
- The City of Verona’s new Comprehensive Plan, which was adopted by the City Planning Commission on 9/8/26 and subsequently by the City Council on 9/14/26, eliminates Extraction Map 5-11 along with all other references regarding non-metallic mining.
- The Application includes a detailed summary of all JMM’s preliminary meetings to date, including those with the City of Verona regarding its recent Comprehensive Plan updates. The Application also includes copies of correspondence between JMM and the City of Verona regarding its recent Comprehensive Plan updates.

➤ **PDF Page Number**

- **Attachment 19 JMM Preliminary Meeting History to Date – JMM0546**
- **Attachment 22 JMM / City of Verona Correspondence - JMM0560**

***See complete and overall proposed CUP application for full details and supporting evidence for overall compliance with Standard Seven (7).**

8. If the conditional use is to be located in a Farmland Preservation District, the conditional use must meet certain defined findings listed in Dane County CUP guideline.

- The Property is not subject to the Farmland Preservation Zoning District and is therefore not subject to its conditional use requirements.



CONDITIONAL USE PERMIT REQUEST
FOR
WILDCAT PIT

7228 Pine Road
Town of Verona, Dane County, Wisconsin

September 24, 2026

Prepared by:
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NONMETALLIC MINING SITE CUP TABLE OF CONTENTS
Wildcat Pit, JMM LLC

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CONDITIONAL USE PERMIT FOR MINERAL EXTRACTION

1. BACKGROUND AND GENERAL INFORMATION

1.1 Description of Project Activity

The purpose of this report is to provide a framework for the nonmetallic mining conditions and reclamation at the new quarry site.

The proposed sand and gravel quarry is located on a 195.94-acre site at 7228 Pine Row Road in the Town of Verona, Wisconsin. The land is currently used for row crop agriculture. The quarry will be extracting sand and gravel from the western portion of the property, starting in the north and gradually moving south. The quarry entrance and processing area will be developed in the eastern 40 acre parcel of the site. The location of the property is shown in Figure 1.1-1 in the red hatch.

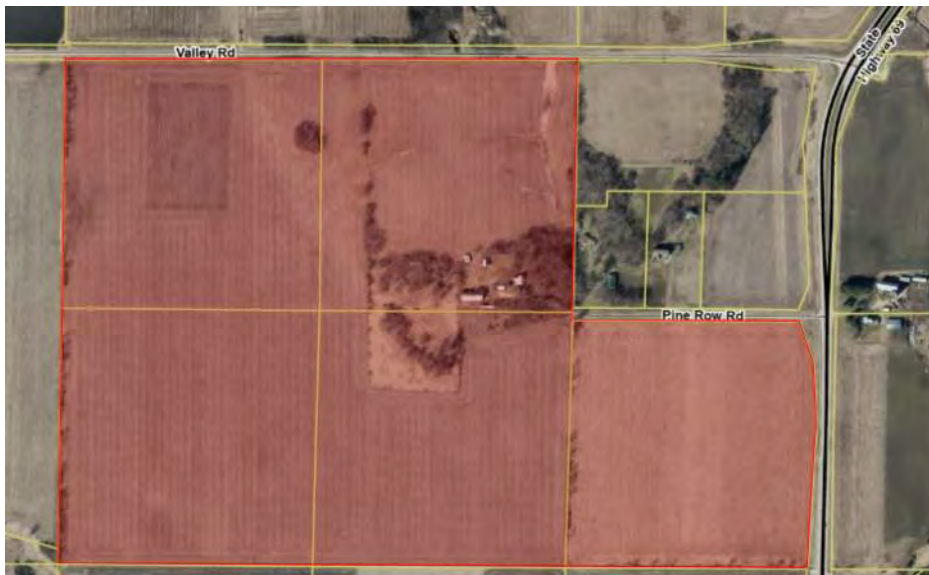


Figure 1.1-1

Mining will occur at the site in the northeast quadrant first, stripping the hill of overburden and then flattening the hill of material. A drainageway will be constructed to divert the water that comes from the north side of the roadway around our mining activities. The overburden will be kept onsite to construct the berms along Valley Road. Detailed site plans with phasing and grading can be found in Attachment 1.

Blasting will occur one time on the site. The blast will be completed after the site is stripped of overburden and the rock faces exposed. This one-time blasting event will allow mechanical excavation of the rock after it is fractured from the blasting event.

The mining will then be continually performed by mechanical excavation to a depth of 15-20 feet below the ground surface before the operation transitions to dredge mining below the water table. The equipment used to extract, process, crush and haul the removed sand and gravel are earthmovers, draglines, bulldozers, scrapers, loaders, trucks, conveyors, scale, scale house and aggregate processing equipment (screening, washing, and crushing).

The dredge mining operation will extend vertically to the bottom of the sand and gravel deposit, generally to a depth of 70-90 feet, and create a lake that will increase in size and depth as the mine is developed. The sand and gravel will be removed below the water table utilizing industry standard technology such as dredge, backhoe, excavators, and dragline. Processing will include crushing, screening, washing, and stockpiling for customer sales.

Depending on market demand, annual production and sales, it is estimated that mining may occur for 30 years. Areas of the site not involved in the extraction or processing operations and not used for berms will remain in agricultural use.

After mining operations have ceased, reclamation will return the land to commercial use along Valley Road and park use off the access point at Pine Row Road. The mined area will also have a manmade lake within the park area.

1.2 Project Location

The proposed mine and quarry will be located on a 195.94-acre site in the Town of Verona, Dane County, Wisconsin, that is southwest of the City of Verona. The site is approximately 0.3 miles west of State Highway 69 and 0.3 miles south of USH 18. Main quarry access to the property will be provided by a new driveway from Pine Row Road. This access will also be available for agriculture when portions of the property are still being farmed until mining activities take place.

1.2.1 Address

The property address is 7228 Pine Row Road, Verona, WI.

The parcel numbers for the site are 062/0608-282-8000-6, 062/0608-282-8500-1, 062/0608-282-9000-4, 062/0608-282-9500-9, and 062/0608-281-9000-5.

1.2.2 Size

The total site is 195.94 acres. The mineral extraction area is approximately 135 acres, and the processing area will comprise approximately 30 acres (part of the extraction area). Although the mineral extraction is not being conducted over the entire parcel, overburden from the processing and initial mine area will be used to build berms within the setback area along Valley Road and Pine Road Road. The eastern most parcel that is south of Pine Row Road will be kept agriculture and be used for driveway access and and berming. See the proposed plans in Attachment 1 for more details.

1.2.3 Legal Description

Northwest Quarter and the SW ¼ of the NE ¼ of Section 28, T6N, R8E, in the Town of Verona, Dane County, Wisconsin. Note, see Attachment 9 for a list of exceptions.

1.2.4 Property Boundaries

See Sheet C4.01 in Attachment 1.

1.2.5 Areal Extent

See Sheet C4.01 in Attachment 1.

1.3 Existing Land Use

The land is currently zoned AT-35 – Agriculture Transition Zoning District and is used for row crop agriculture.

There is a small woodlot at the end of Pine Row Road that contains an old farmhouse, barn, and related outbuildings. These structures would be demolished. There is a small wetland on the western fringes. For more details, please see the plan sheets and the attachments to this report.

1.4 Geological Composition

Topography is varied, with elevations ranging from 1000' near Valley Road to 925' at the southern edge of the site. The deposit is a glacial outwash consisting of high-quality sand and gravel with reserves of approximately 20-25 million tons. The overburden consists of clay loam that will be used to construct berms, reclaim the mine, or be sold.

1.4.1 Distribution and Type of Topsoil

The site's topsoil is described by the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) as 0 to 16 inches of very dark, grayish-brown, silt loam. Topsoil thickness varies from 0 to 6 inches in the northeast, 0 to 9 inches in the southern half, and 0 to 16 inches in the northwest.

A variety of soils occur in the proposed mining site. A map delineating the soil types has been included as Attachment 2. The primary soils encountered on the site are of silt loam nature and include 42.8% Batavia Silt Loam (Bba), 44.4% Elburn Silt Loam (EgA), 17.2% Basco Silt Loam (BaB2), 11.4% Festina Silt Loam (312B2), 3.1% Gale Silt Loam (214C2), and traces of several other soils.

1.4.2 Depth to Mineral Deposit

The mineral deposits are located near the surface. From the Registration of Marketable Nonmetallic Mineral Deposit, (see Attachment 3), the average elevation to deposit is approximately 6' of overburden, consisting of topsoil and clay loam, over more than 65' of sand and gravel. Drilling on the site confirmed that the depths of the mineral deposit, sand, and gravel range from 70 to 88 feet below ground surface. Please see the boring locations and depths on Sheet C4.01 of Attachment 1.

1.4.3 Hydrogeology

Groundwater elevation can be estimated from the elevation of permanent surface water bodies that represent the surface expression of groundwater. The elevation of the surface water in Sugar River and Badger Mill Creek near the site is about 920 feet, which represents the approximate groundwater elevation at those locations. Groundwater was also encountered during the soil borings done on the site. The elevation of the groundwater ranges from 915 to 917 feet.

No dewatering is proposed as part of the mineral extraction operation. If groundwater is encountered during site development or extraction activities, it may be temporarily pumped from one area of the site to another. Groundwater will not be discharged off-site at any time, as the project is designed to be entirely internally drained.

1.4.4 Location of Surface Waters and Wetlands

The subject site was delineated for wetlands by Heartland Ecological Group on August 14, 2025 and on June 2, 2026.. Three wetlands were found on the property. A wetland approximately 0.83 acres in size is on the far western side of the property. This wetland will not be disturbed throughout the life of mining activities.

A second wetland was found on a hillside that is approximately 0.14 acres in size. It appears that this wetland area would be classified as a non-jurisdictional wetland. We applied for and received an exemption for this wetland area. Please see the full wetland delineation report (Attachment 4) and the received exemption (Attachment 13).

In order to alter this wetland, we rezoned the 0.14 acres from wetland to non-wetland in Dane County. This rezone process was started in mid-March of 2026. The zoning process was finished on June 9, 2026.

The third wetland was within the Pine Row Road right of way. We designed the driveway location to ensure no disturbance of this wetland will occur as part of this project.

Currently, there is no surface water on the property. The surface water elevation of the created lake will be approximately 920 feet and will be controlled by the groundwater elevation. The groundwater elevation may fluctuate seasonally, from year to year, and in response to weather conditions.

1.4.5 Drainage Patterns

Drainage on the site is limited to sheet flow across agricultural land toward adjacent

agricultural land to the southwest, south, and southeast. A culvert under Valley Road currently directs stormwater on the eastern portion of the site to neighboring 7226 Pine Row, as shown on Sheet C4.01 of Attachment 1. Drainage will be improved in this area to keep the water on the site by using the proposed berms to divert the water to a point south of the existing Pine Row Road access, as shown in the proposed grading plans on Sheets C4.06 and C4.07 in Attachment 1, within the different phases of mining.

1.5 Operations

Operations on the site will include drilling, excavating, screening, crushing, grinding, mixing, washing, screening, compacting, conveying, a planned one-time blasting event, and hauling of material. A Summary of the order of operations is listed below.

Once the overburden is completely removed and the rock face and shelf are completely exposed, there will be a one-time blast event. This will loosen and fracture the rock for processing in the pit.

After the pit is opened up (Phase 1), on an annual basis the topsoil located above the mineral deposit area will be stripped and stockpiled for future reclamation and/or future sales. The total annual volume of this stripped topsoil will correlate with the annual demand for sand/gravel tonnage.

After the topsoil has been stripped, the sand/gravel material will be excavated and/or dredged above and below the water table and will be conveyed up to the ~30-acre processing area where it will then be split into sand and gravel stockpiles for removal from the property for future crushing and/or washing. The amount of crushing or washing will vary from year to year and will be completed to meet the required specification(s) for product demand. The material will then be removed from the property as sold goods.

The stone crushing will generate manufactured sand that will, in most situations, need to be washed to meet any desired specifications, thus requiring the need for wash ponds. Wash ponds will be approximately 87,000 SF (2 acres) and will be constructed during the opening of the pit (Phase 1), which will allow for sediments to settle out and dry out during the wash process. As needed, the sediment built up in the ponds will then be excavated and cleaned out for future processing. This sediment will either be removed from the property to meet demand (example: ag lime) or will be backfilled into the mineral deposit area that has been previously mined out. All operating areas will be enclosed by fencing with a locked gate at the driveway. Please see the attached plans for additional information.

A site plan of the operations can be found on Sheets C4.03 through C4.05. The intent of the phasing plan is to keep the land in agricultural use until each area is stripped and mined.

Asphalt batching, concrete mixing, and construction material recycling are not proposed at this time. Acceptance of any imported fill material (clean fill) as part of the operations is not proposed at this time.

It is anticipated that at peak production, the site will employ 10 full-time employees.

Below is a timeline and summary of the operational phasing of the non-metallic mining operation:

Phase One

Opening – Establish initial temporary erosion control, perform necessary earthwork to establish operation area and construct all earth berms for visual impairment to public, perform roadway improvements for permanent access, install all landscaping to begin establishing permanent erosion control. The approximate total acreage representing this phase is ~40 acres.

- Estimated Time Length for Phase One – 1 year

Phase Two

Mining – Annual stripping and opening of mining/reserve area to occur, as determined and finalized based on annual market demand for the sand/gravel. The approximate total annual acreage representing this phase is 3-4 acres per year. The remaining existing ground above the mining/reserve area will be farmed on an annual basis until all the available sand/gravel reserve has been extracted. The overall approximate total acreage representing this phase is ~100 acres.

- Estimated Time Length for Phase Two – 30 years

Phase Three

Closing – Perform all the necessary work and final improvements per the included Reclamation Plan.

- Estimated Time Length for Phase Three – 1 year

1.5.1 Dates and Times of Operations

Normal operating hours will be the following:

Monday Through Friday: 8:00am to 6:00pm (including equipment maintenance)

Hours for Warm Up: 7:30am to 8:00am

Hours for Cool Down: 6:00pm to 6:30pm

The mining operation is projected to start in Spring 2027. The estimated length of the quarry operation will be approximately 30 years. Phase 1 would be opening of the pit and last 1 year. Phase 2 would entail mining of the deposit and would last 30 years. Phase 3 would be the final reclamation, which would be 1 year. This time frame may be shortened depending on the demand for sand and gravel in southern Dane County and other nearby areas.

The quarry will occasionally be open for night hauling operations. These typically coincide with Wisconsin DOT or other public works projects, which specify that construction can only happen at night, or are due to an emergency repair. This is cited in Wis. Stat 66.0441(3)c. No lighting is proposed for the quarry. Temporary lighting may be used to accommodate night time hauling for public works projects.

1.5.2 Structures

There is a small woodlot at the terminus of Pine Row that houses an old farmhouse, barn, and related outbuildings. These structures would be demolished.

No permanent structures are proposed. The scale, office building, and maintenance building will be temporary structures used during normal business hours.

1.5.3 Hauling Routes and Road Improvements

All access to the site for mining operations will be from Pine Row Road. The intersection of Pine Row Road and State Highway 69 will be reconstructed to include a dedicated right turn lane, an acceleration lane, and a protected left turn lane. The development team is currently navigating the WisDOT process to get final approvals of the geometry of this design. From Pine Row Road, a dedicated driveway will be adequately sized to accommodate incoming and outgoing truck traffic. Daily traffic is anticipated to vary by season and may range from less than 100 to close to 200 trucks per day capable of hauling ~22 tons of sand and gravel per load. Traffic is expected to be higher during the summer months since there is a higher demand for this material at that time.

A Traffic Impact Analysis was conducted in March of 2026. The analysis concluded that a southbound right turn lane on STH 69 at Pine Row Road with approximately 300 feet of storage is recommended to accommodate the increased truck traffic along with a dedicated left turn lane and acceleration lane for traffic heading southbound. A traffic study is included as Attachment 7 for those who may require additional information on this topic.

The existing Pine Row roadway is too narrow and will be improved to a 20' paved width and 2' wide shoulders on each side. The roadway will be undercut with base improvement where necessary. The improvements to Pine Row Road will stop just past the driveway to the quarry, as a wetland was delineated within the road right of way. We do not want to disturb this wetland as part of the project.

1.6 Environmental Protection

1.6.1 Dust and Emissions Control

An Emissions Control Plan has been included as Attachment 11. In addition to the plan, the following measures will be implemented on-site to reduce dust leaving the site.

Hauling/Plant Yard Dust Control will be controlled by the following measures:

- On-site vehicle speed limits will be posted at 15 miles per hour or slower.
- The driveway will be paved from Valley Road to the scale and parking area.
- Paved traveled areas will be swept and/or watered as needed.
- Fugitive dust emissions from traveled areas will be watered as needed.
- Any material spillage on roads shall be cleaned up in a timely manner.
- Fugitive emissions from haul roads will not exceed 20% opacity at the source per Section NR 415.075, Wis. Adm. Code.
- Vehicles will be loaded to prevent their contents from dropping, leaking, blowing,

or otherwise escaping. This will be accomplished by loading so that no part of the load shall come in contact within six inches of the top of any sideboard, side panel, or tail gate. Otherwise, the haul trucks will be covered, treated, or secured to prevent the escape of materials likely to become airborne during transport, prior to any transportation off-site per Section NR 415.075, Wis. Adm. Code.

- Excess dust and/or spillage of material off-site will be cleaned up and returned to the facility.

Storage Piles:

- Store nonmetallic materials in a way that keeps drop heights low and reduces dust.
- Check stockpiles daily and apply water when dust is visible.
- Recheck stockpiles after watering to make sure dust control is working.
- Keep water or dust control equipment available the same day, and use approved covers or crusting agents for long-term or inactive piles.

Water trucks will be on site or readily obtainable for dust control. Watering, treating, and periodic cleaning of roads, trafficable areas, and storage piles will be performed as needed. A frontend loader, trucks, brooms, and a sweeper will be available for cleaning as needed.

Any refuse or garbage created will be directed to a onsite dumpster located near the scale house and office.

Please see the emissions control plan included as Attachment 11 for more information.

1.6.2 Stormwater Control

Initially, during Phase 1, stormwater will be diverted by berms around disturbed areas to flow as it did prior to mining. A proposed grading plan showing this phase of the project is shown on Sheet C4.06 in Attachment 1.

Once the mineral extraction is complete along Valley Road, Phase 2 of the mining will consist of dredging the sand and gravel from the pond and bringing it up to the mineral processing area. This pond will be used for stormwater management purposes. The site will be internally drained to this pond. Please see the full SWMP included as Attachment 17 for more information.

Silt fence will be installed along the outside perimeter of the berms. As the mine is developed, stormwater will be diverted into the mine.

2. STATE AND LOCAL REQUIREMENTS

2.1 Wisconsin DNR Requirements (NR 135)

2.1.1 Surface Water and Wetland Protection

There is no existing surface water on the proposed mine property. The mine will remain wet and become a lake with limited exposed soil; it will be internally drained. The

proposed mining and processing operations will not discharge process water or waste of any kind into area streams. The process water used to wash the sand will be in a closed-loop system and recycled. The fine material washed out of the sand will be allowed to settle in ponds and returned to the mine as part of the reclamation process or beneficially used elsewhere.

Nonmetallic mining reclamation shall be conducted and completed in a manner assuring compliance with water quality standards for surface waters and wetlands. Necessary measures for diversion and drainage of runoff from the site to prevent pollution of the waters of the state shall be installed in accordance with the reclamation plan. Diverted or channelized runoff resulting from reclamation may not adversely affect neighboring properties.

2.1.2 Groundwater Protection

The mine plan does not include mine dewatering, so the mining operation is not designed to lower the groundwater table.

All stormwater runoff from the storage and processing area will enter a 10' vegetated pretreatment swale. This swale will lower the temperature of the water, slow runoff, filter out suspended solids in the water, and filter out any floatable pollutants via the filtering action of the vegetation in the swale. The swale will have multiple rock check dams to assist in slowing the velocity of the water. Please see the proposed plans in Attachment 1 for more information.

The petroleum use at the mine will be similar to that used in agricultural applications. Free-standing above-ground petroleum storage tanks will be used. Bulk fuel oil storage will be near the scale and scale house at an approximate ground elevation of 960 feet. A double-wall fuel storage tank will be used, and fuel storage will comply with ATCP 93.

All excavation equipment, plants, and vehicles shall be fueled, stored, serviced, and repaired on lands at least three feet above the highest water table elevation to protect against groundwater contamination from leaks or spills.

The quarry will install three groundwater monitoring wells at accessible locations. These will be installed at the onset of the project and be tested immediately to determine baseline conditions. These wells can then be tested on an annual basis to ensure no adverse changes from the baseline condition. Existing residential wells within 1,000 will be monitored. Please see the Groundwater Management Plan (Attachment 8) for more information.

We reached out and obtained the regional groundwater flow model for Dane County from the Wisconsin Geological and Natural History Survey. This model can simulate pumping from wells, but considering there will be no pumping, the model was not used. The model is more geared toward a regional scale, and not site specific.

The nonmetallic mining site shall be reclaimed in a manner that does not cause lowering of the water table. The post mining area will be an internally drained lake. No outside surface runoff will enter the lake and will help eliminate any adverse effects on surface waters, or a significant reduction in the quantity of groundwater reasonably available for future users of groundwater infiltration.

All equipment that comes in touch with the water will use environmentally acceptable lubricants (EALs). These lubricants are non-toxic and are biodegradable. They are manufactured from vegetable oils or synthetic esters.

A Spill Prevention and Spill Containment Plan is included in the Groundwater Management Plan (Attachment 8).

2.1.3 Topsoil Management

On-site topsoil material will be stripped from areas proposed for berm construction, mining, and processing before any mining activity. Once removed, topsoil or topsoil substitute material shall either be used in contemporaneous reclamation or stored in an environmentally acceptable manner. Stockpiled topsoil will be used to construct the berms as shown on the plans. The location of stockpiled topsoil or topsoil substitute material shall be chosen to protect the material from erosion, further disturbance, or contamination. Runoff water shall be diverted around all locations in which topsoil or topsoil substitute material is stockpiled.

Excess topsoil that is not needed for reclamation will be sold out of this quarry.

2.1.4 Final Grading and Slopes

Final grades and slopes shall provide for stable and safe conditions in the post-mining land use. Final reclaimed slopes covered by topsoil or topsoil substitute material may not be steeper than a 3:1 horizontal-to-vertical ratio.

2.2 Dane County Nonmetallic Mining Ordinance

See Chapter 74 of the Dane County Ordinance.

2.3 Local Ordinances

All local Town of Verona ordinances will be followed.

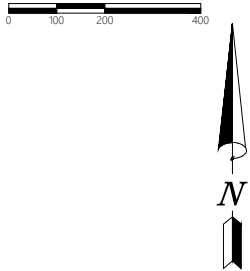
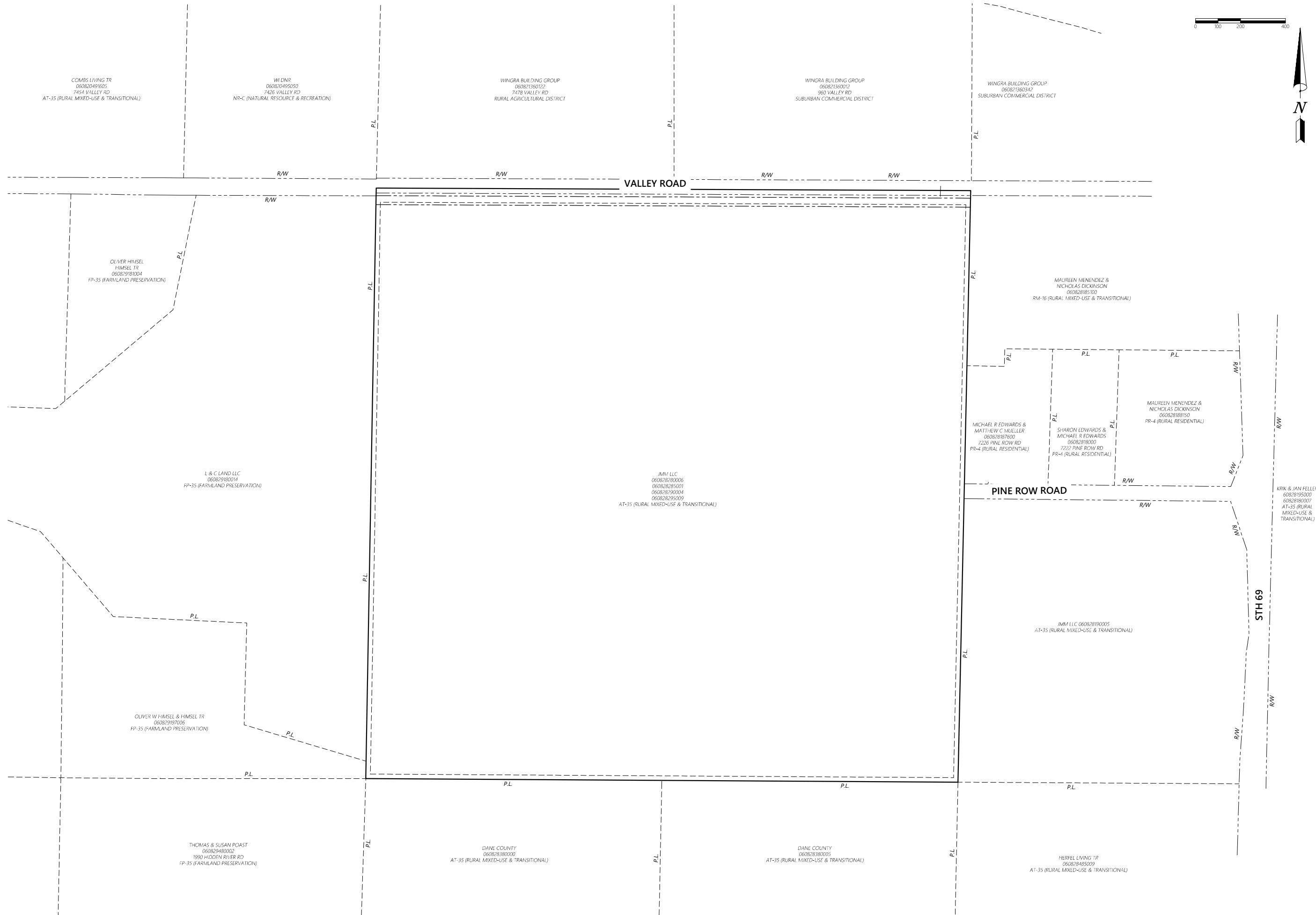
3.0 RECLAMATION PLAN

Please see the full reclamation plan under separate cover for additional details for this operation.

Attachment 1

Batterman Plan Set

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DRAWN BY:	LC, SC
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APPROVED BY:	AF
PROJECT NO.:	35370

JMM LLC
WILDCAT PIT
TOWN OF VERONA
DANE COUNTY, WISCONSIN

35370 - C2.01 - PROPERTY OWNER EXHIBIT.DWG

PROPERTY OWNER EXHIBIT

ISSUANCE	07/24/2026
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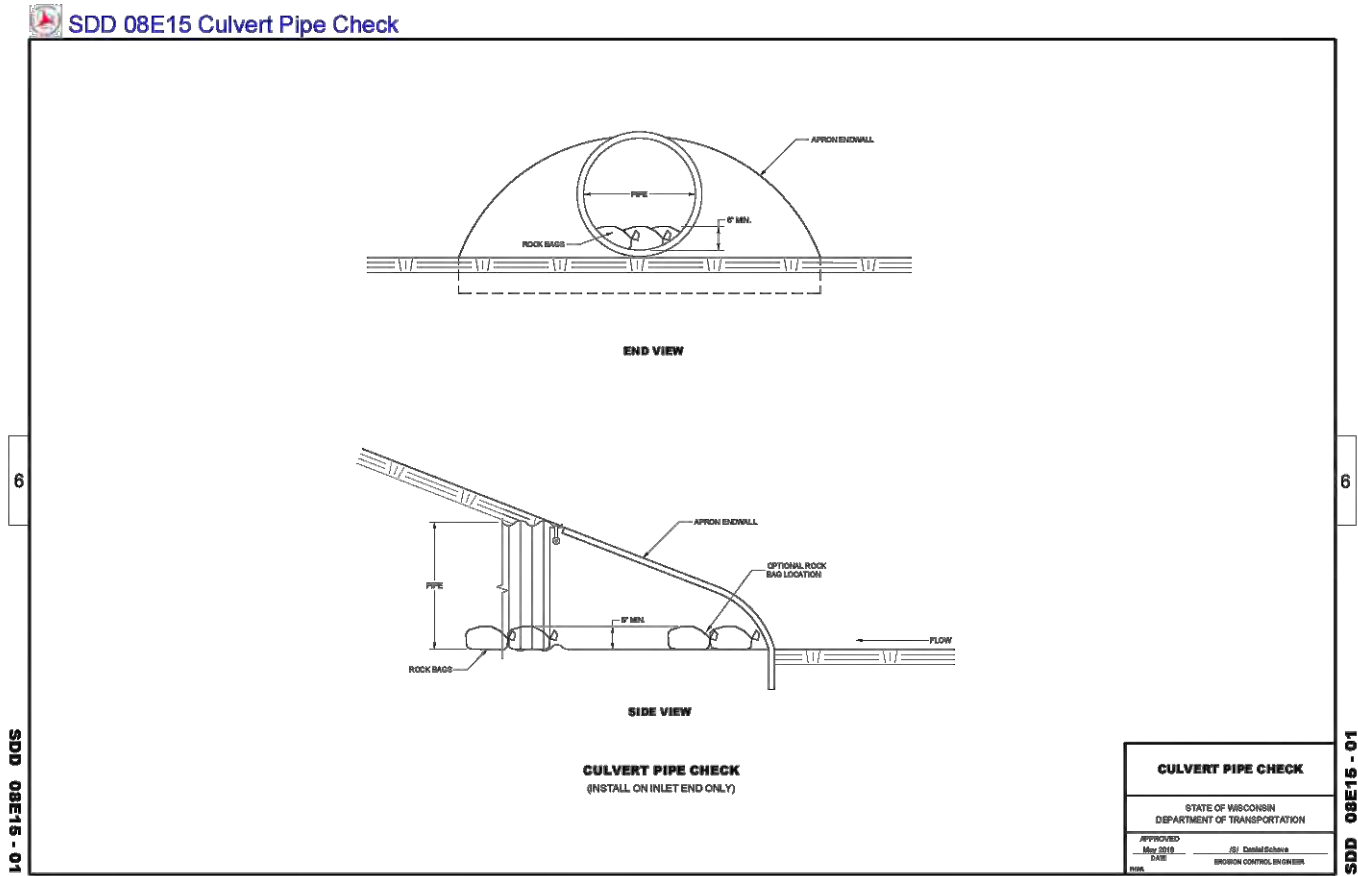
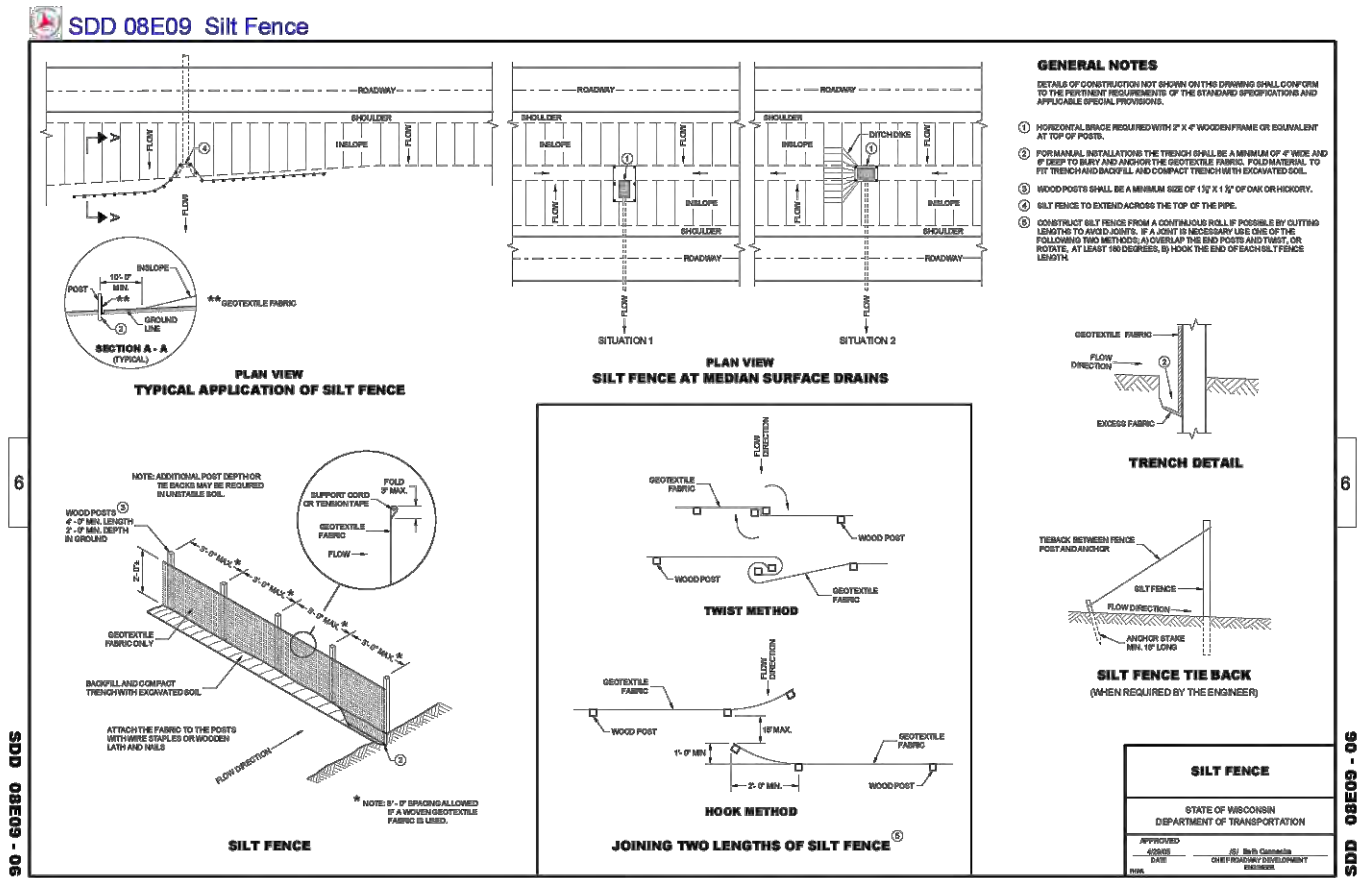
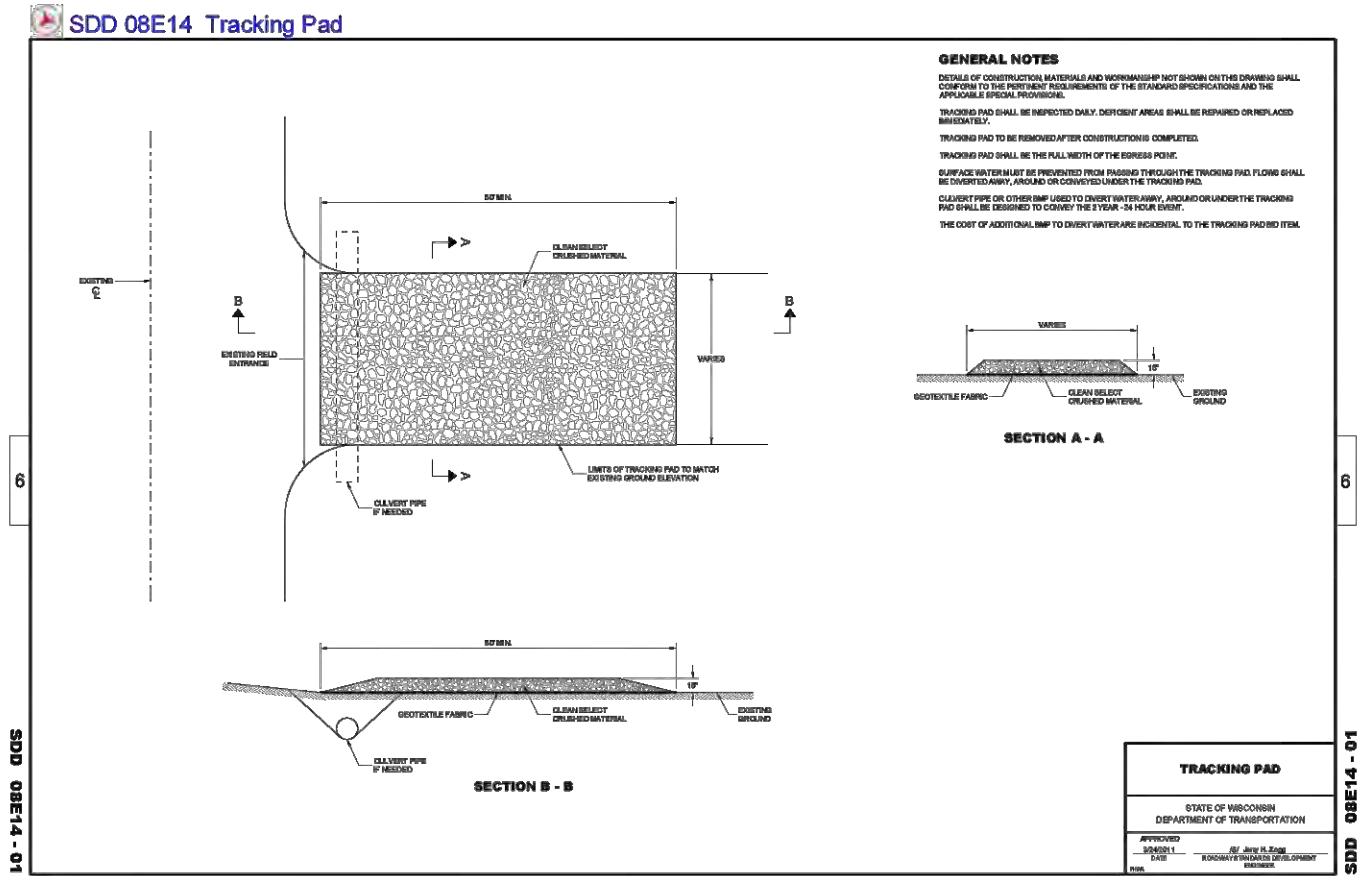
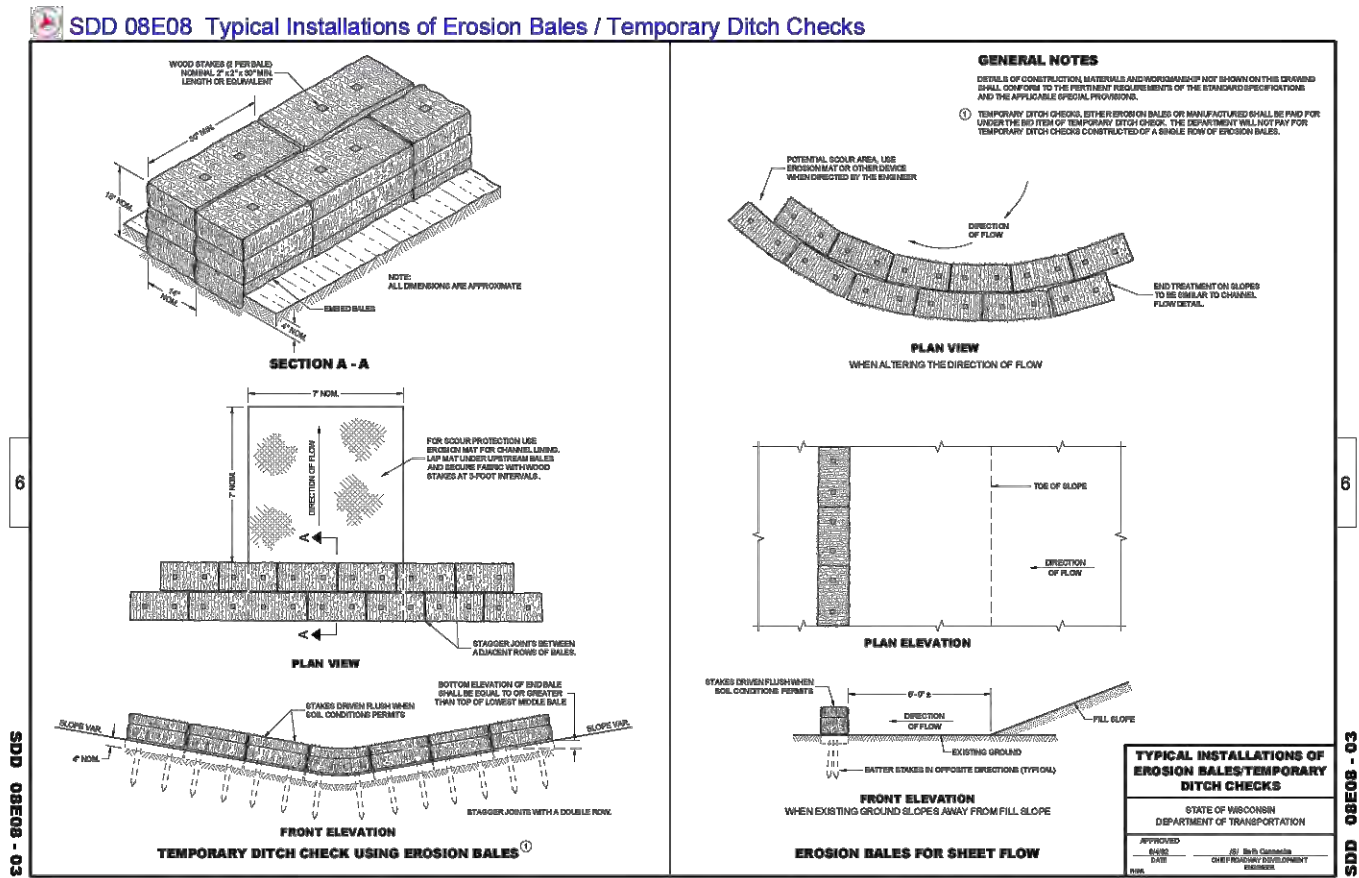
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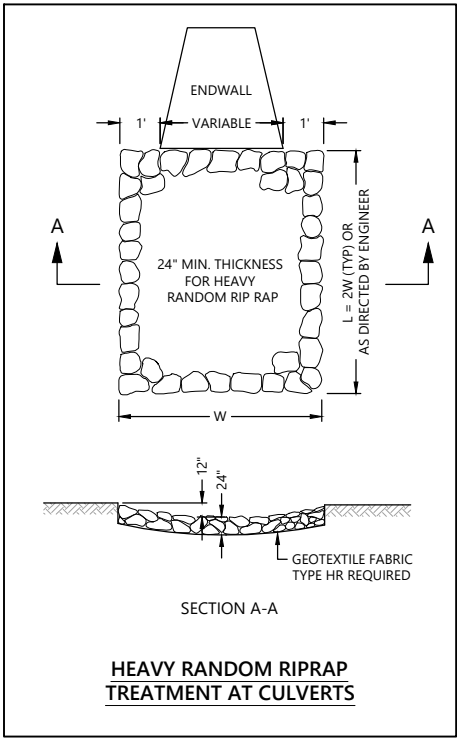
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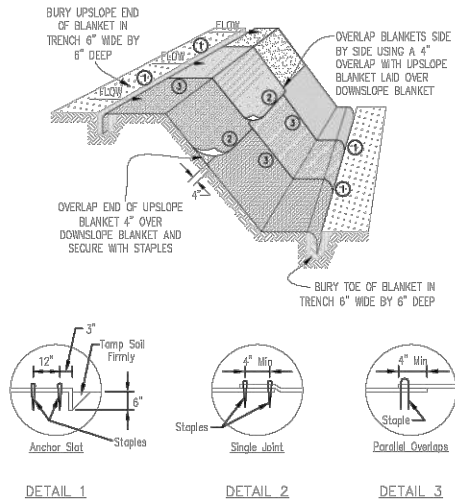
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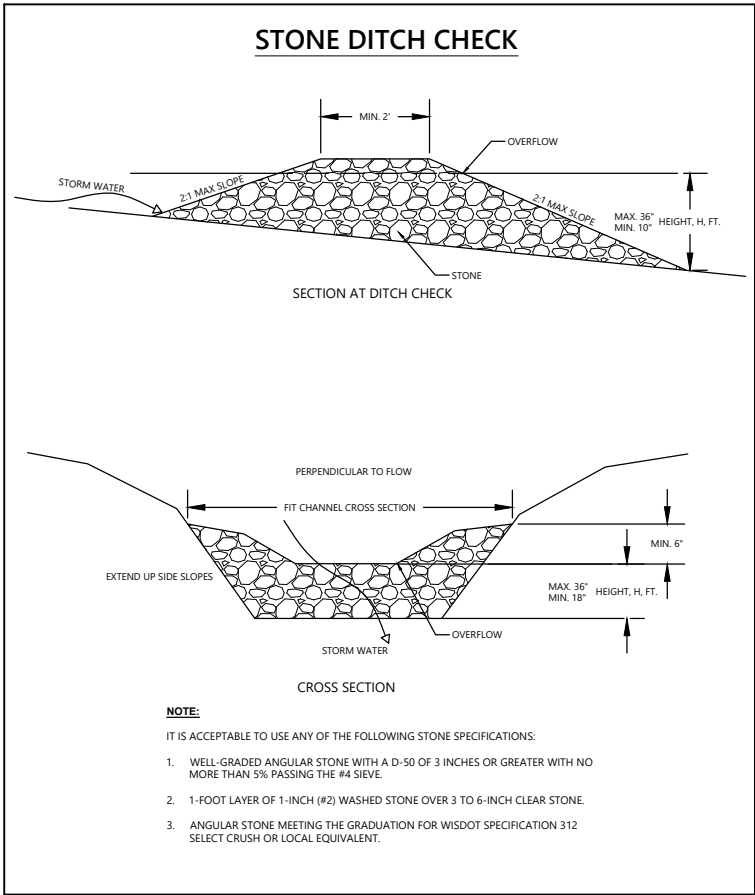
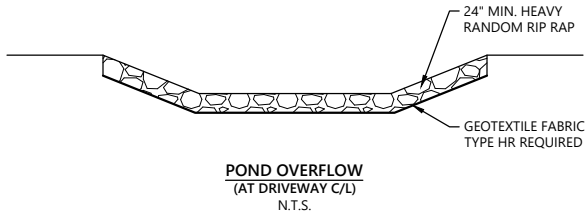
HEAVY RANDOM RIPRAP
TREATMENT AT CULVERTS



NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS



NOTE:

- IT IS ACCEPTABLE TO USE ANY OF THE FOLLOWING STONE SPECIFICATIONS:
1. WELL-GRADED ANGULAR STONE WITH A D-50 OF 3 INCHES OR GREATER WITH NO MORE THAN 5% PASSING THE #4 SIEVE.
 2. 1-FOOT LAYER OF 1-INCH (#2) WASHED STONE OVER 3 TO 6-INCH CLEAR STONE.
 3. ANGULAR STONE MEETING THE GRADUATION FOR WISDOT SPECIFICATION 312 SELECT CRUSH OR LOCAL EQUIVALENT.

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PROJECT NO.:	35370

SHEET NO.

C3.02
JMM0035

EROSION CONTROL DETAILS

JMM LLC
WILDCAT PIT
TOWN OF VERONA
DANE COUNTY, WISCONSIN

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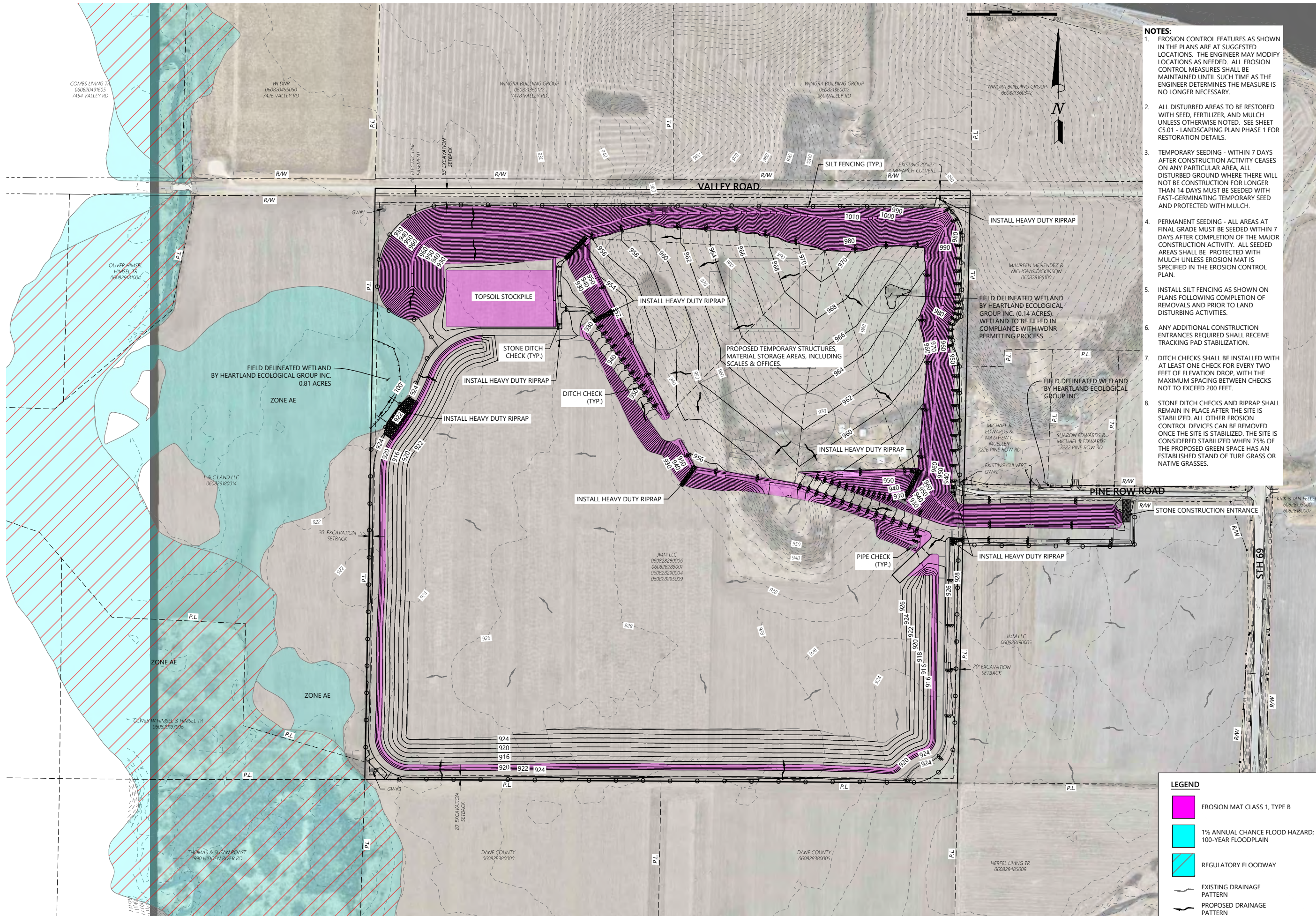
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- NOTES:**
1. EROSION CONTROL FEATURES AS SHOWN IN THE PLANS ARE AT SUGGESTED LOCATIONS. THE ENGINEER MAY MODIFY CONTROL MEASURES SHALL BE MAINTAINED UNTIL SUCH TIME AS THE ENGINEER DETERMINES THE MEASURE IS NO LONGER NECESSARY.
 2. ALL DISTURBED AREAS TO BE RESTORED WITH SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE NOTED. SEE SHEET C5.01 - LANDSCAPING PLAN PHASE 1 FOR RESTORATION DETAILS.
 3. TEMPORARY SEEDING - WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY CEASES ON ANY PARTICULAR AREA, ALL DISTURBED GROUND WHERE THERE WILL NOT BE CONSTRUCTION FOR LONGER THAN 14 DAYS MUST BE SEEDED WITH FAST-GERMINATING TEMPORARY SEED AND PROTECTED WITH MULCH.
 4. PERMANENT SEEDING - ALL AREAS AT FINAL GRADE MUST BE SEEDED WITHIN 7 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. ALL SEEDED AREAS SHALL BE PROTECTED WITH MULCH UNLESS EROSION MAT IS SPECIFIED IN THE EROSION CONTROL PLAN.
 5. INSTALL SILT FENCING AS SHOWN ON PLANS FOLLOWING COMPLETION OF REMOVALS AND PRIOR TO LAND DISTURBING ACTIVITIES.
 6. ANY ADDITIONAL CONSTRUCTION ENTRANCES REQUIRED SHALL RECEIVE TRACKING PAD STABILIZATION.
 7. DITCH CHECKS SHALL BE INSTALLED WITH AT LEAST ONE CHECK FOR EVERY TWO FEET OF ELEVATION DROP, WITH THE MAXIMUM SPACING BETWEEN CHECKS NOT TO EXCEED 200 FEET.
 8. STONE DITCH CHECKS AND RIPRAP SHALL REMAIN IN PLACE AFTER THE SITE IS STABILIZED. ALL OTHER EROSION CONTROL DEVICES CAN BE REMOVED ONCE THE SITE IS STABILIZED. THE SITE IS CONSIDERED STABILIZED WHEN 75% OF THE PROPOSED GREEN SPACE HAS AN ESTABLISHED STAND OF TURF GRASS OR NATIVE GRASSES.

LEGEND

- EROSION MAT CLASS 1, TYPE B
- 1% ANNUAL CHANCE FLOOD HAZARD; 100-YEAR FLOODPLAIN
- REGULATORY FLOODWAY
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN

JMM LLC
WILDCAT PIT
TOWN OF VERONA
DANE COUNTY, WISCONSIN

DESIGNED BY: ES, LH
DRAWN BY: LC, SC
CHECKED BY: AF
APPROVED BY: AF
PROJECT NO: 35370

SHEET NO.
C4.02
JMM0037

EROSION CONTROL PLAN

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LEGEND

1% ANNUAL CHANCE FLOOD HAZARD;
100-YEAR FLOODPLAIN

REGULATORY FLOODWAY

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JMM LLC

WILDCAT PIT

TOWN OF VERONA

DANE COUNTY, WISCONSIN

35370 - C4.04A - SITE LAYOUT PHASE 2.DWG

SITE LAYOUT PLAN PHASE 2

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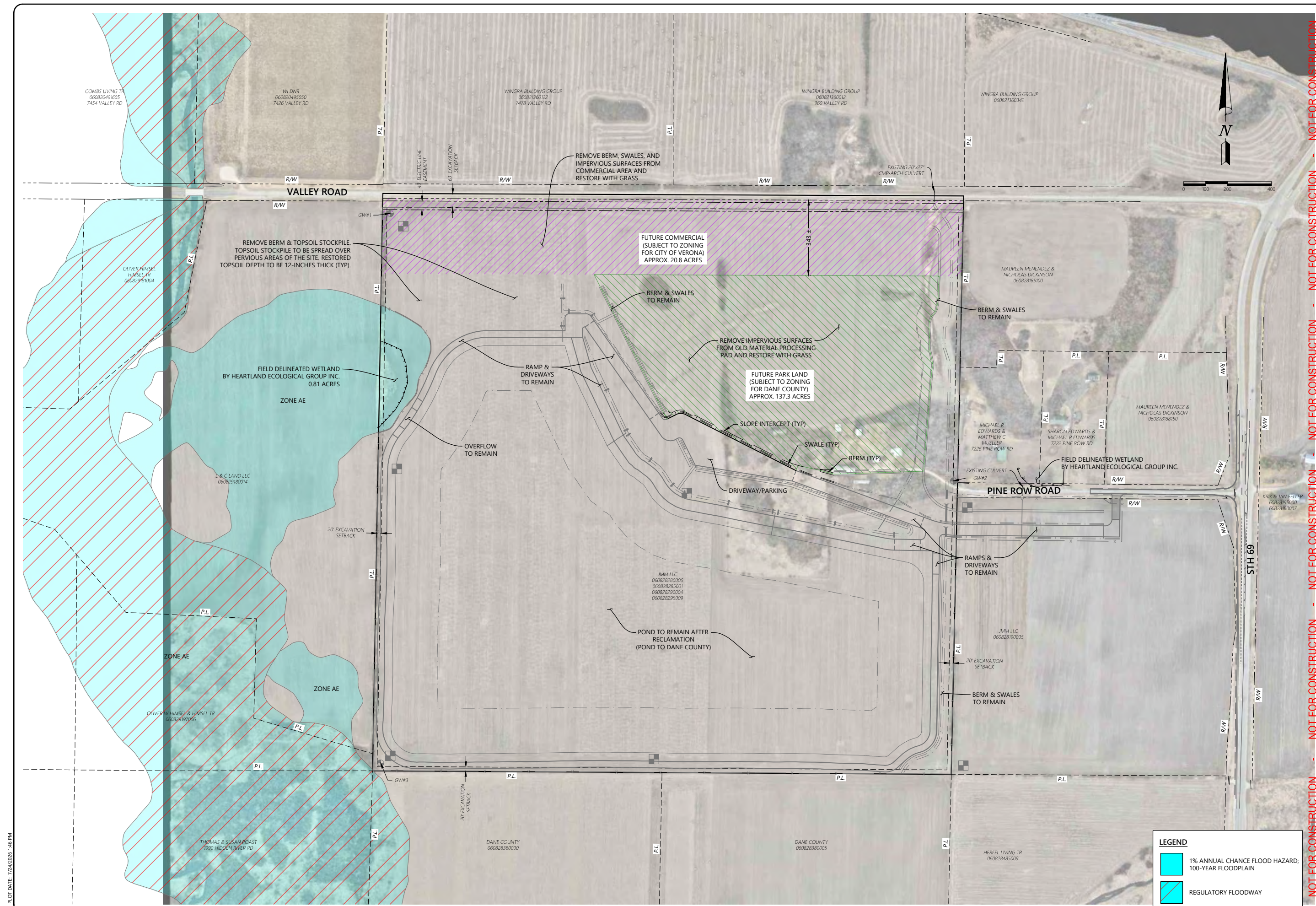
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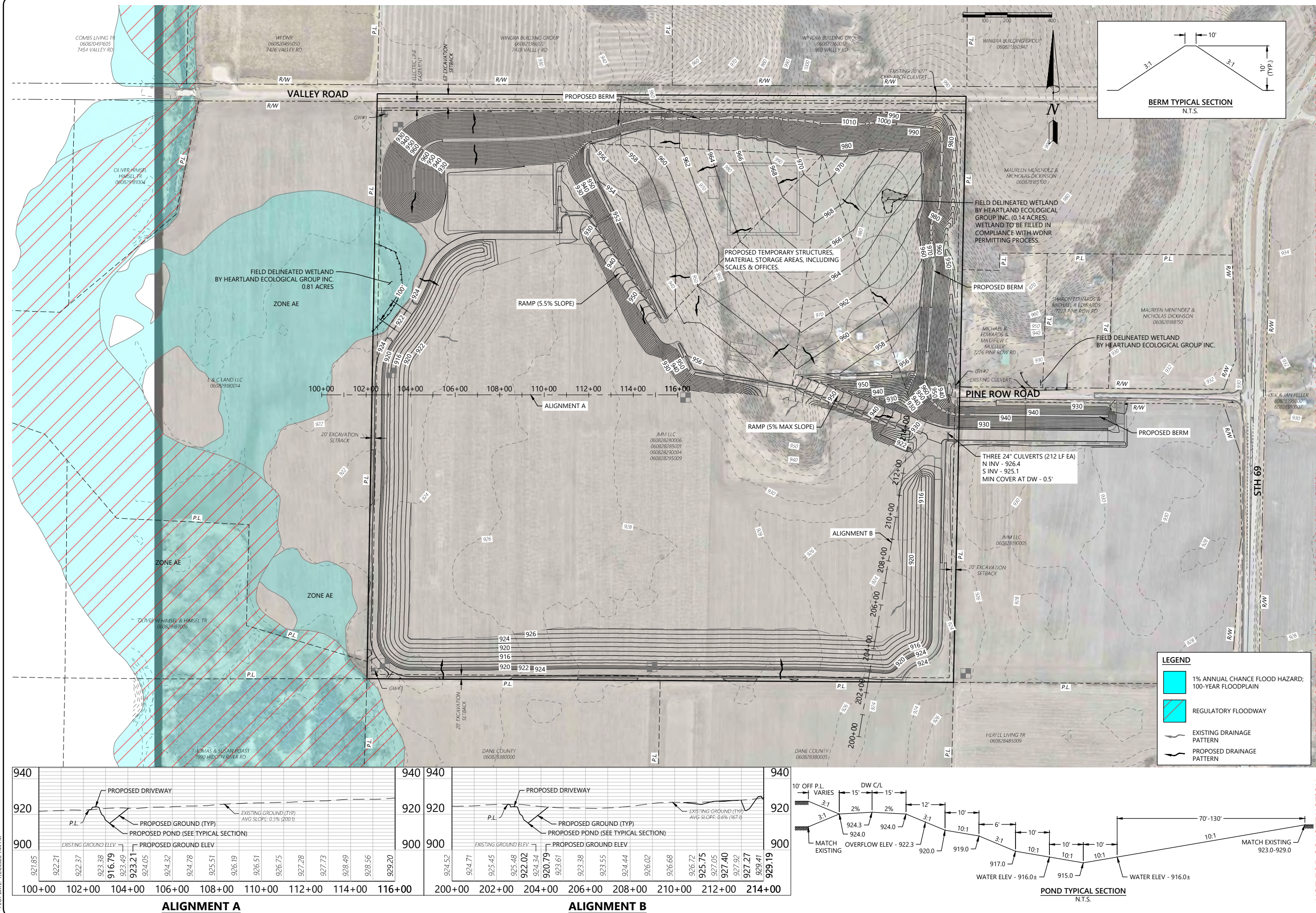
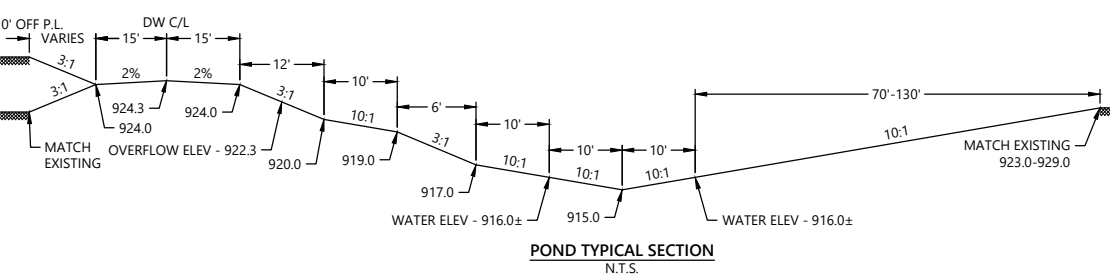
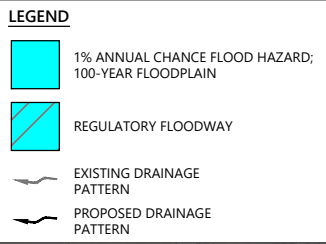
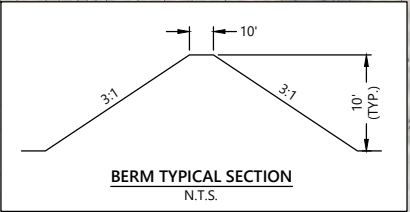
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OVERALL GRADING & DRAINAGE PLAN PHASE 1

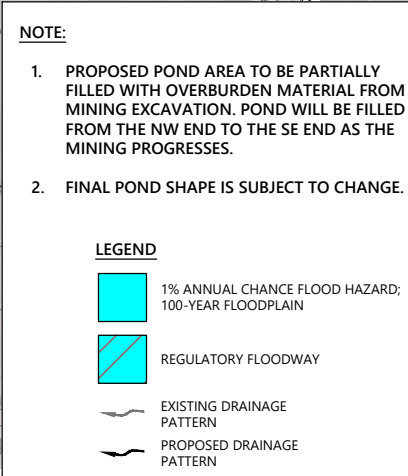
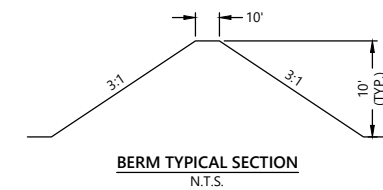
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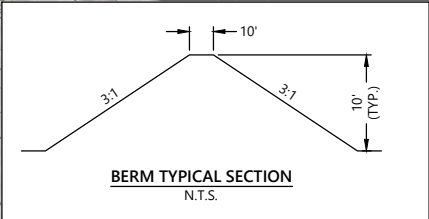
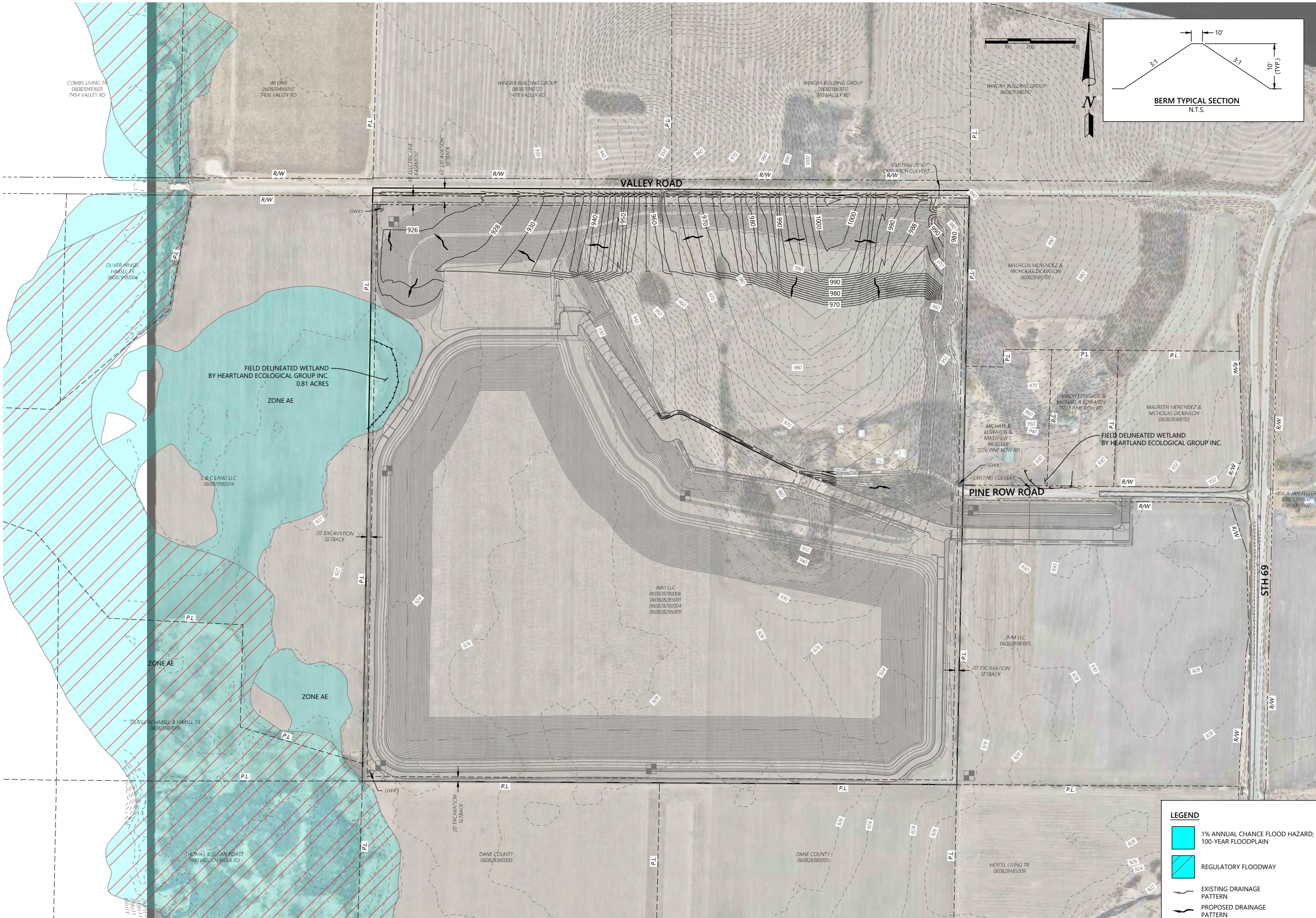
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JMM0041



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LEGEND

- 1% ANNUAL CHANCE FLOOD HAZARD; 100-YEAR FLOODPLAIN
- REGULATORY FLOODWAY
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN

NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

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C4.08
JMM0043

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WILDCAT PIT
TOWN OF VERONA
DANE COUNTY, WISCONSIN

OVERALL GRADING & DRAINAGE PLAN PHASE 3

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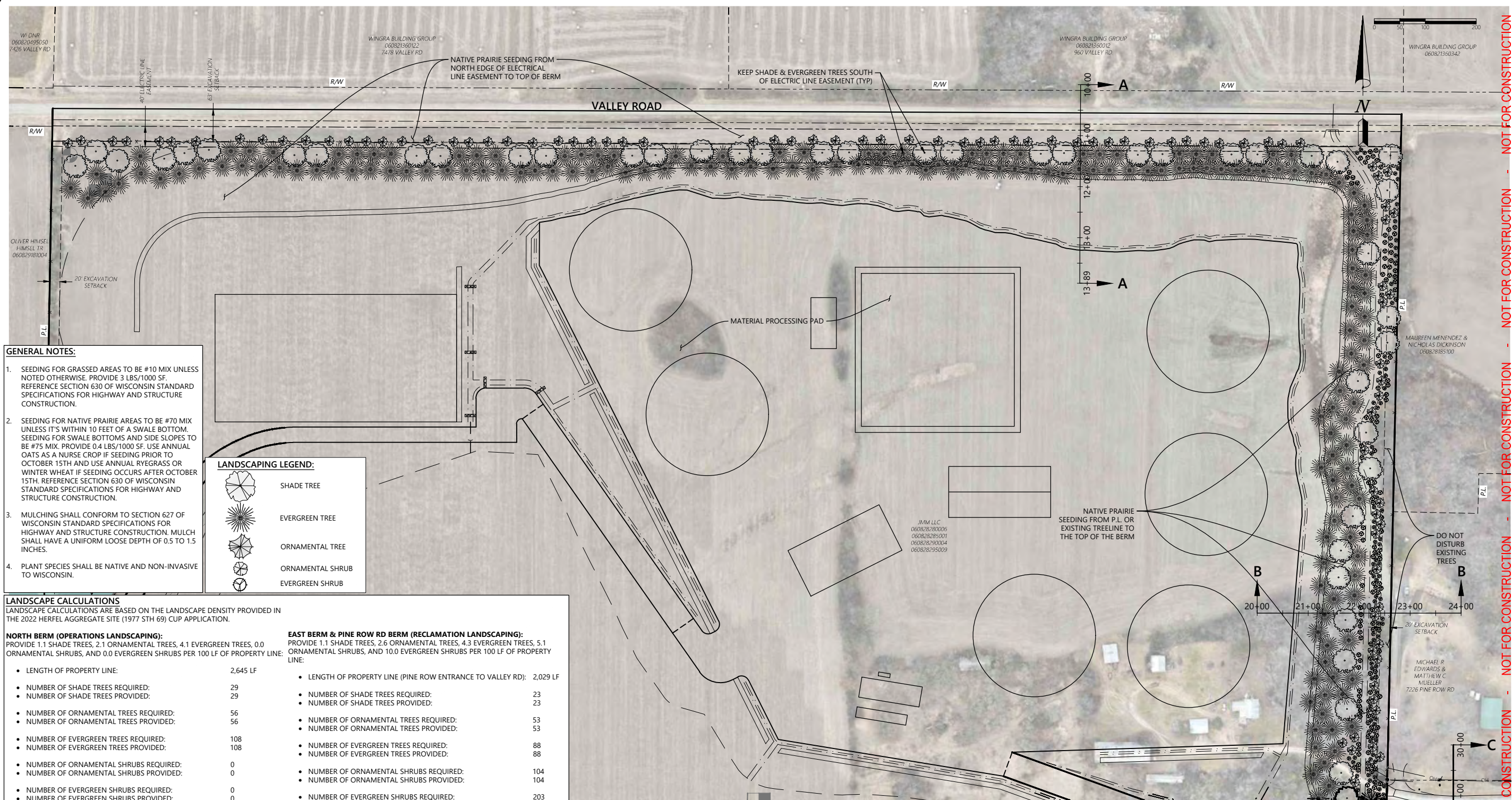
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GENERAL NOTES:

- SEEDING FOR GRASSED AREAS TO BE #10 MIX UNLESS NOTED OTHERWISE. PROVIDE 3 LBS/1000 SF. REFERENCE SECTION 630 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- SEEDING FOR NATIVE PRAIRIE AREAS TO BE #70 MIX UNLESS IT'S WITHIN 10 FEET OF A SWALE BOTTOM. SEEDING FOR SWALE BOTTOMS AND SIDE SLOPES TO BE #75 MIX. PROVIDE 0.4 LBS/1000 SF. USE ANNUAL OATS AS A NURSE CROP IF SEEDING PRIOR TO OCTOBER 15TH AND USE ANNUAL RYEGRASS OR WINTER WHEAT IF SEEDING OCCURS AFTER OCTOBER 15TH. REFERENCE SECTION 630 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- MULCHING SHALL CONFORM TO SECTION 627 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. MULCH SHALL HAVE A UNIFORM LOOSE DEPTH OF 0.5 TO 1.5 INCHES.
- PLANT SPECIES SHALL BE NATIVE AND NON-INVASIVE TO WISCONSIN.

LANDSCAPING LEGEND:

- | | |
|--|------------------|
| | SHADE TREE |
| | EVERGREEN TREE |
| | ORNAMENTAL TREE |
| | ORNAMENTAL SHRUB |
| | EVERGREEN SHRUB |

LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS ARE BASED ON THE LANDSCAPE DENSITY PROVIDED IN THE 2022 HERFEL AGGREGATE SITE (1977 5TH 69) CUP APPLICATION.

NORTH BERM (OPERATIONS LANDSCAPING):

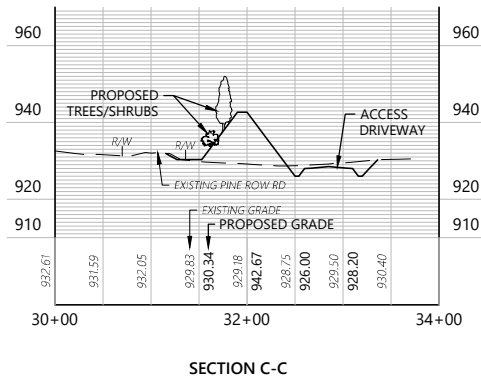
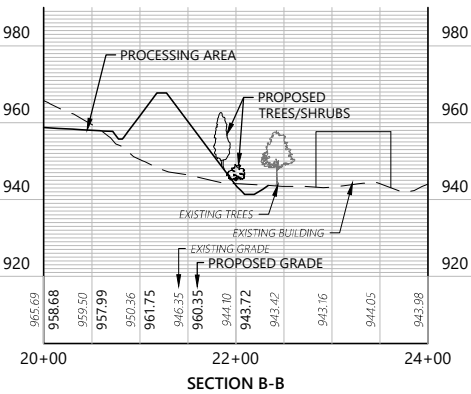
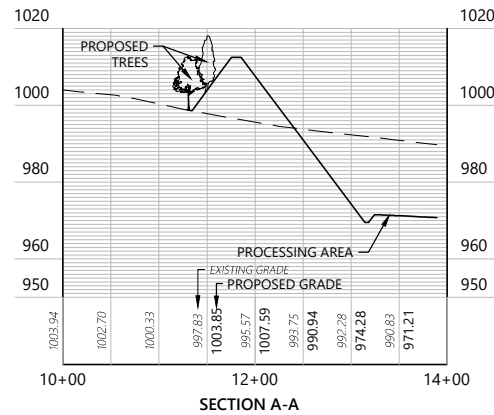
PROVIDE 1.1 SHADE TREES, 2.1 ORNAMENTAL TREES, 4.1 EVERGREEN TREES, 0.0 ORNAMENTAL SHRUBS, AND 0.0 EVERGREEN SHRUBS PER 100 LF OF PROPERTY LINE:

• LENGTH OF PROPERTY LINE:	2,645 LF
• NUMBER OF SHADE TREES REQUIRED:	29
• NUMBER OF SHADE TREES PROVIDED:	29
• NUMBER OF ORNAMENTAL TREES REQUIRED:	56
• NUMBER OF ORNAMENTAL TREES PROVIDED:	56
• NUMBER OF EVERGREEN TREES REQUIRED:	108
• NUMBER OF EVERGREEN TREES PROVIDED:	108
• NUMBER OF ORNAMENTAL SHRUBS REQUIRED:	0
• NUMBER OF ORNAMENTAL SHRUBS PROVIDED:	0
• NUMBER OF EVERGREEN SHRUBS REQUIRED:	0
• NUMBER OF EVERGREEN SHRUBS PROVIDED:	0

EAST BERM & PINE ROW RD BERM (RECLAMATION LANDSCAPING):

PROVIDE 1.1 SHADE TREES, 2.6 ORNAMENTAL TREES, 4.3 EVERGREEN TREES, 5.1 ORNAMENTAL SHRUBS, AND 10.0 EVERGREEN SHRUBS PER 100 LF OF PROPERTY LINE:

• LENGTH OF PROPERTY LINE (PINE ROW ENTRANCE TO VALLEY RD):	2,029 LF
• NUMBER OF SHADE TREES REQUIRED:	23
• NUMBER OF SHADE TREES PROVIDED:	23
• NUMBER OF ORNAMENTAL TREES REQUIRED:	53
• NUMBER OF ORNAMENTAL TREES PROVIDED:	53
• NUMBER OF EVERGREEN TREES REQUIRED:	88
• NUMBER OF EVERGREEN TREES PROVIDED:	88
• NUMBER OF ORNAMENTAL SHRUBS REQUIRED:	104
• NUMBER OF ORNAMENTAL SHRUBS PROVIDED:	104
• NUMBER OF EVERGREEN SHRUBS REQUIRED:	203
• NUMBER OF EVERGREEN SHRUBS PROVIDED:	203



LANDSCAPING PLAN PHASE 1

JMM LLC
WILDCAT PIT
TOWN OF VERONA
DANE COUNTY, WISCONSIN

DESIGNED BY: ES, LH
DRAWN BY: LC, SC
CHECKED BY: AF
APPROVED BY: AF
PROJECT NO: 35370

SHEET NO.

C5.01
JMM0044

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

ISSUANCE	07/24/2026
CUP RESUBMITTAL	-
-	-
-	-
-	-
-	-

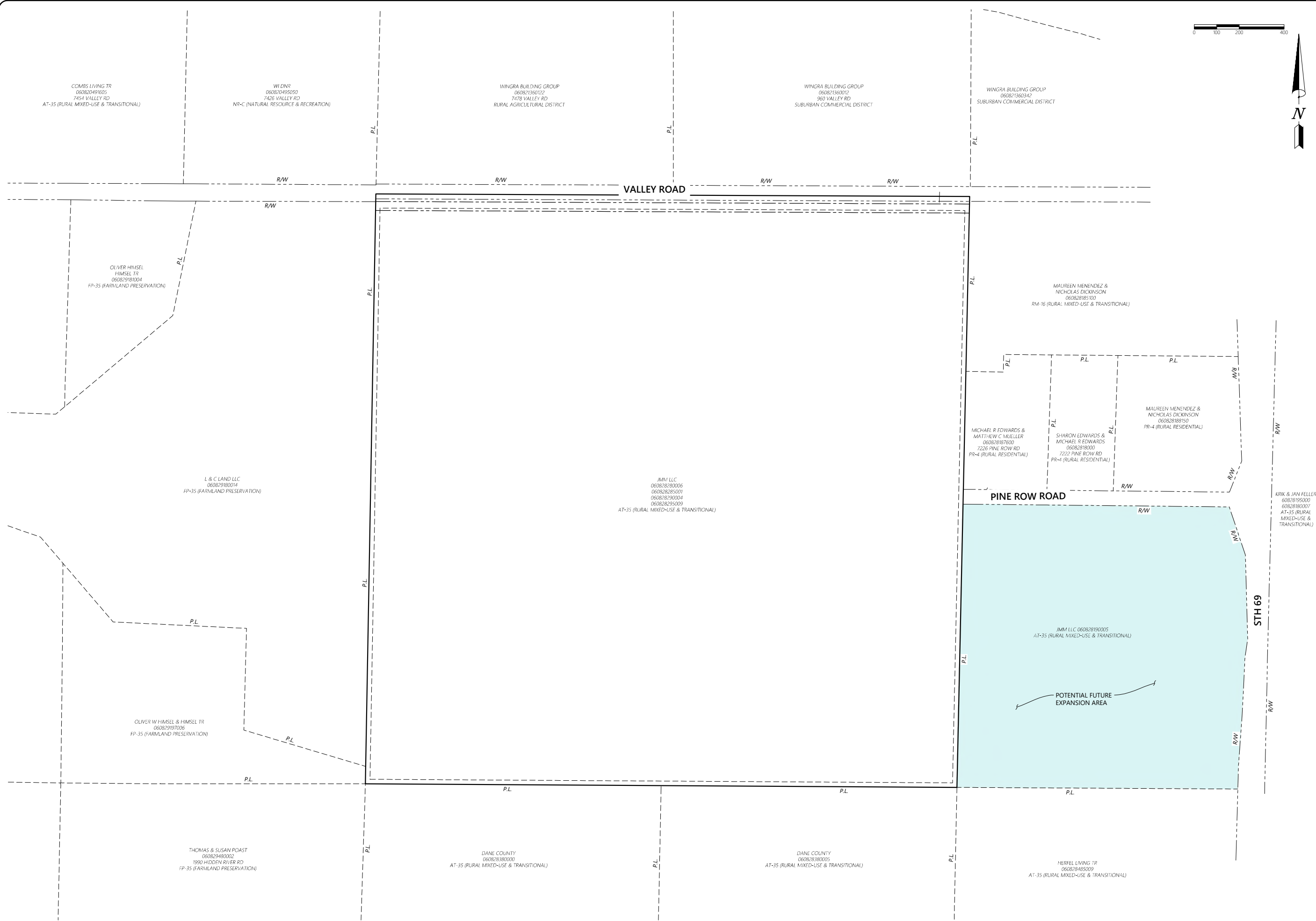
2857 Barreille Drive
Beloit, WI 53511
(608) 365-4464

19 N. High Street
Janesville, WI 53548
(608) 743-9350

1040 N. Wisconsin St.
Elkhorn, WI 53121
(262) 379-2250

Batterman
engineers surveyors planners
www.batterman.com

PLOT DATE: 7/24/2026 1:44 PM



NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

DESIGNED BY: ES, LH

DRAWN BY: LC, SC

CHECKED BY: AF

APPROVED BY: AF

PROJECT NO: 35370

SHEET NO.

C6.01

JMM0045

JMM LLC

WILDCAT PIT

TOWN OF VERONA

DANE COUNTY, WISCONSIN

35370 - C6.01 - FUTURE EXP AREAS.DWG

POTENTIAL FUTURE EXPANSION AREAS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

ISSUANCE

CUP RESUBMITTAL	07/24/2026
-	-
-	-
-	-
-	-
-	-

2857 Barreille Drive

Beloit, WI 53511

(608) 365-4464

19 N. High Street

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Elkhorn, WI 53121

(262) 379-2250

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engineers surveyors planners

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Attachment 2

Soil Maps

Soil Map—Dane County, Wisconsin (Wildcat Pit)



Map Scale: 1:6,710 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/29/2020
Page 1 of 3

31MM0047

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 23, Sep 3, 2024

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

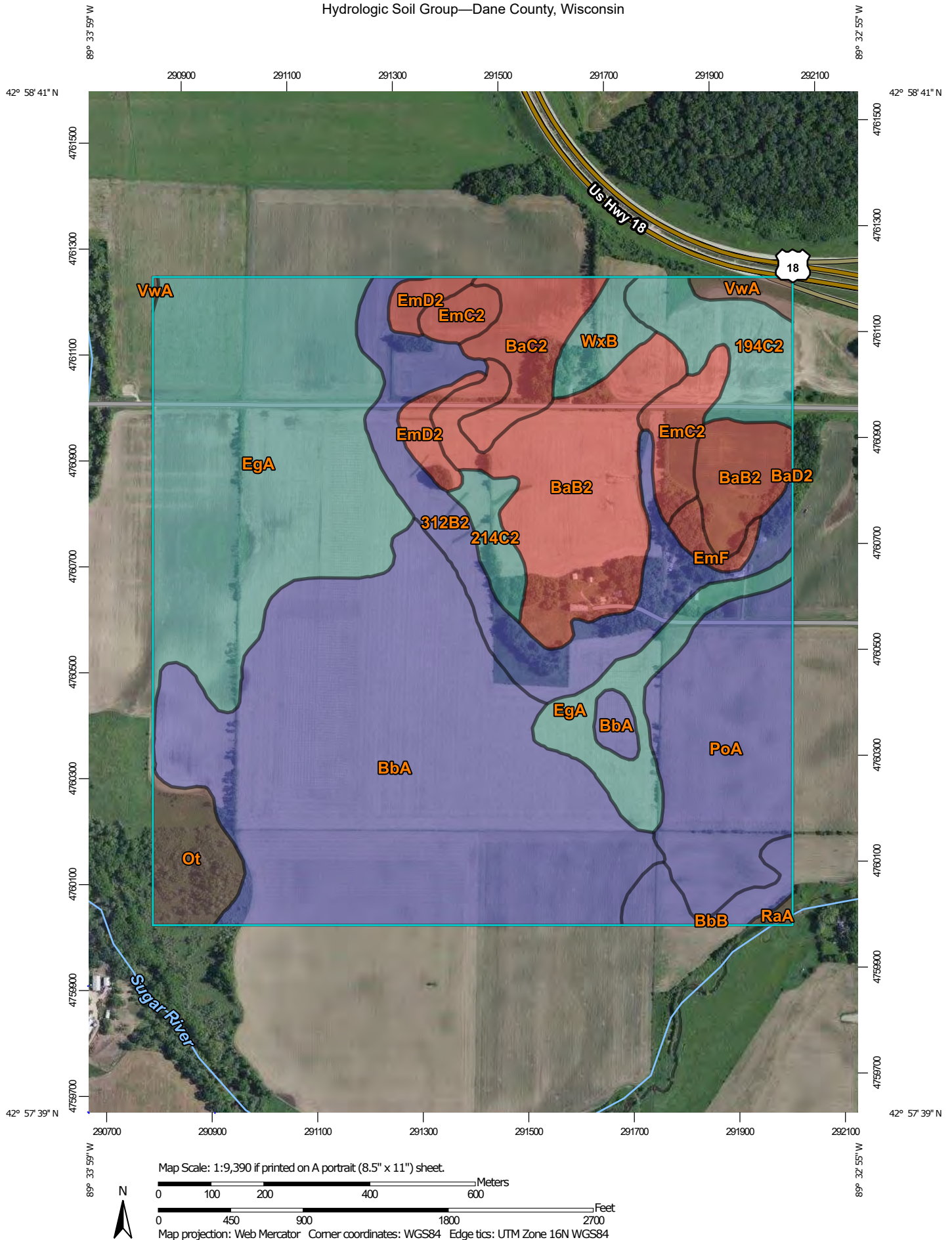
Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	4.9	3.1%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	18.1	11.4%
BaB2	Basco silt loam, 2 to 6 percent slopes, eroded	27.2	17.2%
BaC2	Basco silt loam, 6 to 12 percent slopes, eroded	1.6	1.0%
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	68.0	42.8%
EgA	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	33.7	21.2%
EmC2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	1.4	0.9%
EmD2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	2.3	1.5%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	1.6	1.0%
Totals for Area of Interest		158.7	100.0%

Hydrologic Soil Group—Dane County, Wisconsin



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/25/2023
Page 1 of 4

31MM0050

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 23, Sep 3, 2024

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	C	12.4	3.4%
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	C	4.9	1.3%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	B	29.4	8.0%
BaB2	Basco silt loam, 2 to 6 percent slopes, eroded	D	42.1	11.4%
BaC2	Basco silt loam, 6 to 12 percent slopes, eroded	D	10.9	3.0%
BaD2	Basco silt loam, 12 to 20 percent slopes, eroded	D	0.0	0.0%
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	B	111.3	30.2%
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	B	5.6	1.5%
EgA	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	C	83.3	22.6%
EmC2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	D	9.5	2.6%
EmD2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	D	5.5	1.5%
EmF	Elk mound sandy loam, 30 to 60 percent slopes	D	2.3	0.6%
Ot	Otter silt loam	B/D	9.4	2.6%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	B	33.1	9.0%
RaA	Radford silt loam, 0 to 3 percent slopes	B/D	0.6	0.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	B/D	2.5	0.7%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
WxB	Whalan silt loam, 2 to 6 percent slopes	C	5.5	1.5%
Totals for Area of Interest			368.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

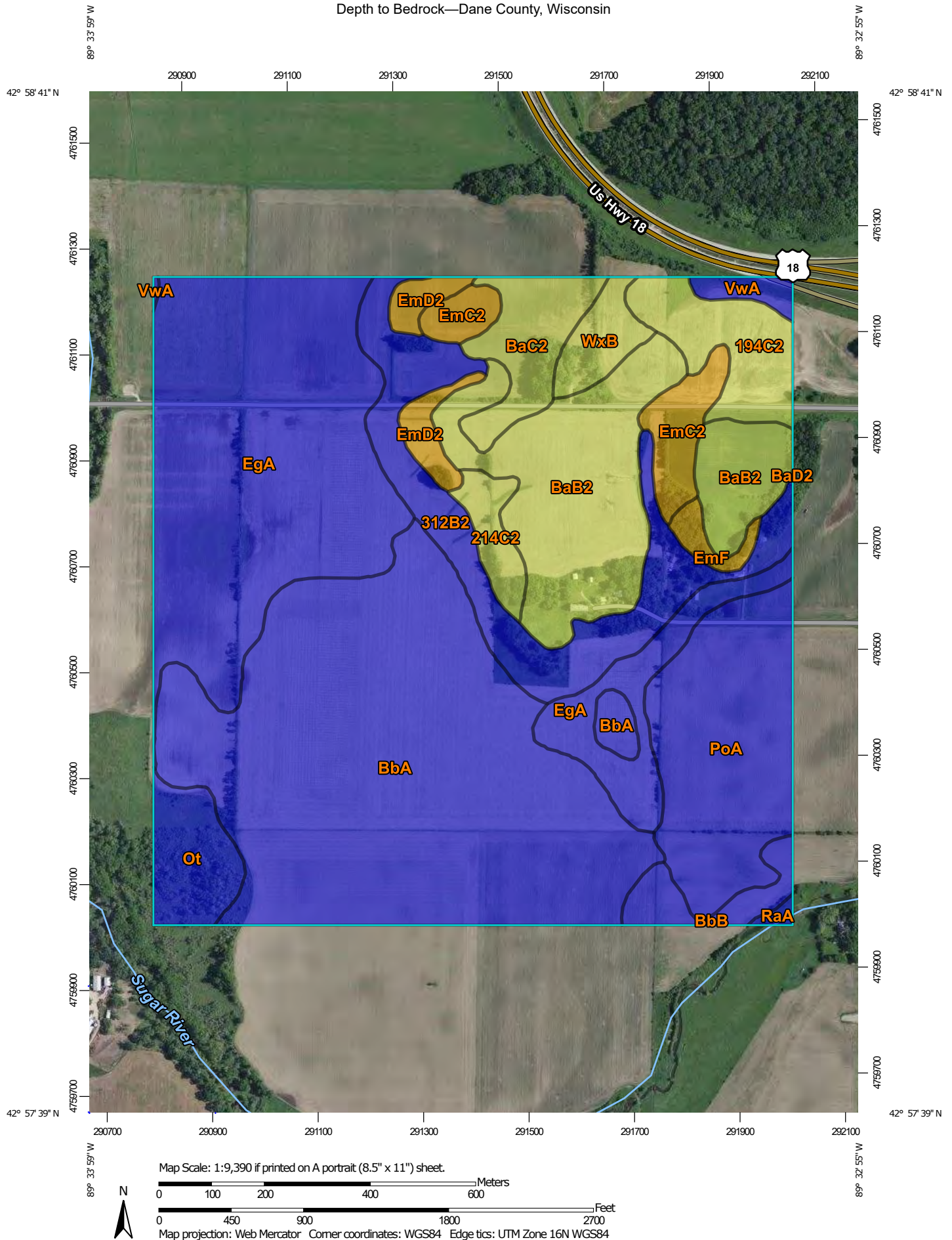
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Depth to Bedrock—Dane County, Wisconsin



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/25/2023
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 23, Sep 3, 2024

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Depth to Bedrock

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	86	12.4	3.4%
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	99	4.9	1.3%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	>200	29.4	8.0%
BaB2	Basco silt loam, 2 to 6 percent slopes, eroded	77	42.1	11.4%
BaC2	Basco silt loam, 6 to 12 percent slopes, eroded	77	10.9	3.0%
BaD2	Basco silt loam, 12 to 20 percent slopes, eroded	77	0.0	0.0%
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	>200	111.3	30.2%
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	>200	5.6	1.5%
EgA	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	>200	83.3	22.6%
EmC2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	38	9.5	2.6%
EmD2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	38	5.5	1.5%
EmF	Elk mound sandy loam, 30 to 60 percent slopes	38	2.3	0.6%
Ot	Otter silt loam	>200	9.4	2.6%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	>200	33.1	9.0%
RaA	Radford silt loam, 0 to 3 percent slopes	>200	0.6	0.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	>200	2.5	0.7%

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
WxB	Whalan silt loam, 2 to 6 percent slopes	69	5.5	1.5%
Totals for Area of Interest			368.1	100.0%

Description

The term bedrock in soil survey refers to a continuous root and water restrictive layer of rock that occurs within the soil profile.

There are many types of restrictions that can occur within the soil profile but this theme only includes the three restrictions that use the term bedrock. These are:

- 1) Lithic Bedrock
- 2) Paralithic Bedrock
- 3) Densic Bedrock

Lithic bedrock and paralithic bedrock are comprised of igneous, metamorphic, and sedimentary rocks, which are coherent and consolidated into rock through pressure, heat, cementation, or fusion. Lithic bedrock represents the hardest type of bedrock, with a hardness of strongly coherent to indurated. Paralithic bedrock has a hardness of extremely weakly coherent to moderately coherent. It can occur as a thin layer of weathered bedrock above harder lithic bedrock. Paralithic bedrock can also be much thicker, extending well below the soil profile.

Densic bedrock represents a unique kind of bedrock recognized within the soil survey. It is non-coherent and consolidated, dense root restrictive material, formed by pressure, heat, and dewatering of earth materials or sediments. Densic bedrock differs from densic materials, which formed under the compaction of glaciers, mudflows, and or human-caused compaction.

If more than one type of bedrock is described for an individual soil type, the depth to the shallowest one is given. If no bedrock is described in a map unit, it is represented by the "greater than 200" depth class.

Depth to bedrock is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

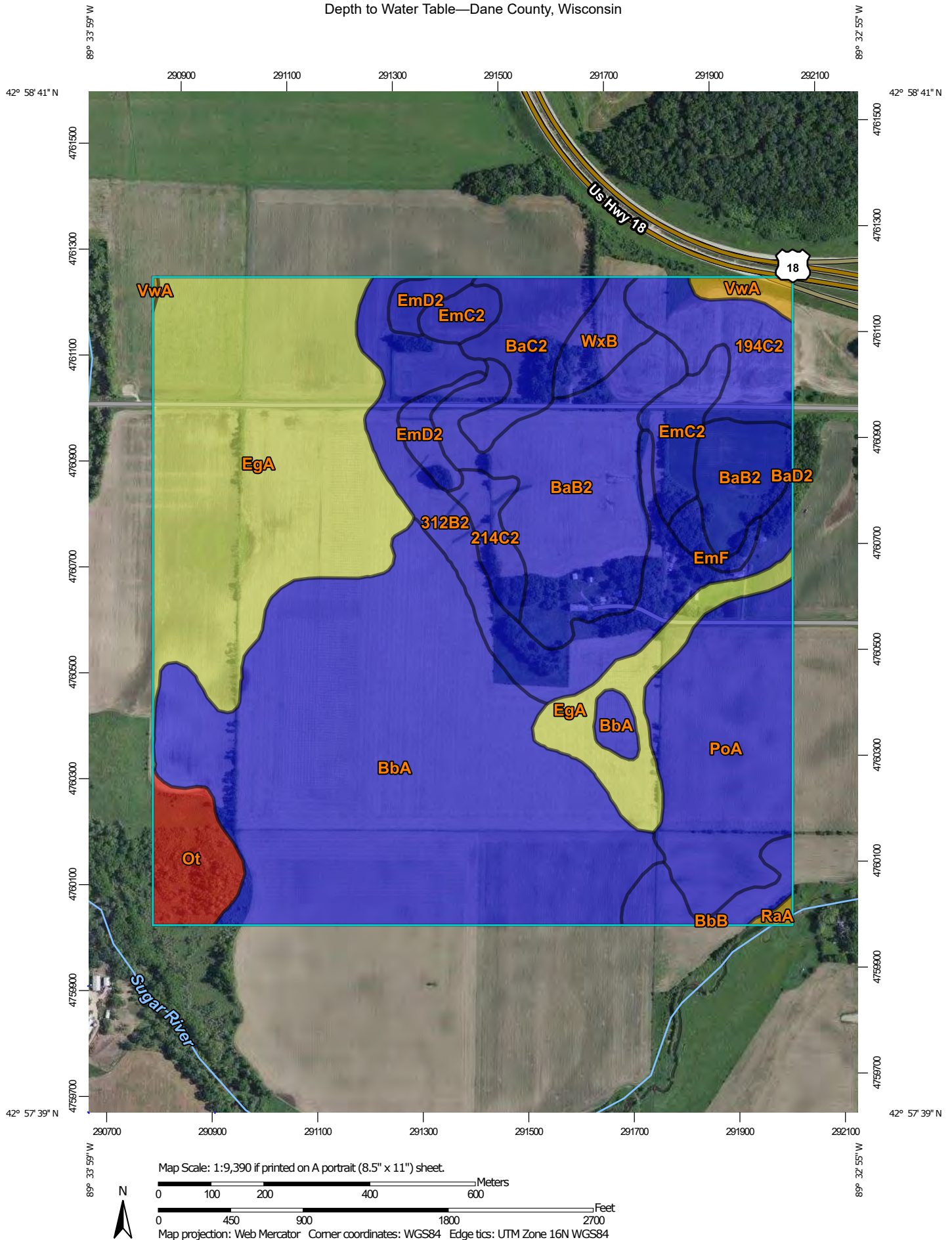
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Depth to Water Table—Dane County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 23, Sep 3, 2024

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	>200	12.4	3.4%
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	>200	4.9	1.3%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	>200	29.4	8.0%
BaB2	Basco silt loam, 2 to 6 percent slopes, eroded	>200	42.1	11.4%
BaC2	Basco silt loam, 6 to 12 percent slopes, eroded	>200	10.9	3.0%
BaD2	Basco silt loam, 12 to 20 percent slopes, eroded	>200	0.0	0.0%
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	>200	111.3	30.2%
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	>200	5.6	1.5%
EgA	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	61	83.3	22.6%
EmC2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	>200	9.5	2.6%
EmD2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	>200	5.5	1.5%
EmF	Elk mound sandy loam, 30 to 60 percent slopes	>200	2.3	0.6%
Ot	Otter silt loam	0	9.4	2.6%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	>200	33.1	9.0%
RaA	Radford silt loam, 0 to 3 percent slopes	50	0.6	0.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	30	2.5	0.7%

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
WxB	Whalan silt loam, 2 to 6 percent slopes	>200	5.5	1.5%
Totals for Area of Interest			368.1	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

Source of Reclamation Material, Roadfill, and Topsoil

This table gives information about the soils as potential sources of reclamation material, roadfill, and topsoil. Normal compaction, minor processing, and other standard construction practices are assumed.

The soils are rated *good*, *fair*, or *poor* as potential sources of reclamation material, roadfill, and topsoil. The features that limit the soils as sources of these materials are specified in the table. Numerical ratings between 0.00 and 0.99 are given after the specified features. These numbers indicate the degree to which the features limit the soils as sources of topsoil, reclamation material, or roadfill. The lower the number, the greater the limitation.

Reclamation material is used in areas that have been drastically disturbed by surface mining or similar activities. When these areas are reclaimed, layers of soil material or unconsolidated geological material, or both, are replaced in a vertical sequence. The reconstructed soil favors plant growth. The ratings in the table do not apply to quarries and other mined areas that require an offsite source of reconstruction material. The ratings are based on the soil properties that affect erosion and stability of the surface and the productive potential of the reconstructed soil. These properties include the content of sodium, salts, and calcium carbonate; reaction; available water capacity; erodibility; texture; content of rock fragments; and content of organic matter and other features that affect fertility.

Roadfill is soil material that is excavated in one place and used in road embankments in another place. In this table, the soils are rated as a source of roadfill for low embankments, generally less than 6 feet high and less exacting in design than higher embankments. The ratings are for the whole soil, from the surface to a depth of about 5 feet. It is assumed that soil layers will be mixed when the soil material is excavated and spread.

The ratings are based on the amount of suitable material and on soil properties that affect the ease of excavation and the performance of the material after it is in place. The thickness of the suitable material is a major consideration. The ease of excavation is affected by large stones, depth to a water table, and slope. How well the soil performs in place after it has been compacted and drained is determined by its strength (as inferred from the AASHTO classification of the soil) and linear extensibility (shrink-swell potential).

Topsoil is used to cover an area so that vegetation can be established and maintained. The upper 40 inches of a soil is evaluated for use as topsoil. Also evaluated is the reclamation potential of the borrow area. The ratings are based on the soil properties that affect plant growth; the ease of excavating, loading, and spreading the material; and reclamation of the borrow area. Toxic substances, soil reaction, and the properties that are inferred from soil texture, such as available water capacity and fertility, affect plant growth. The ease of excavating, loading, and spreading is affected by rock fragments, slope, depth to a water table, soil texture, and thickness of suitable material. Reclamation of the borrow area is affected by slope, depth to a water table, rock fragments, depth to bedrock or a cemented pan, and toxic material.

The surface layer of most soils is generally preferred for topsoil because of its organic matter content. Organic matter greatly increases the absorption and retention of moisture and nutrients for plant growth.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Source of Reclamation Material, Roadfill, and Topsoil

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.00 to 0.99. The smaller the value, the greater the limitation]

Source of Reclamation Material, Roadfill, and Topsoil—Dane County, Wisconsin							
Map symbol and soil name	Pct. of map unit	Potential as a source of reclamation material		Potential as a source of roadfill		Potential as a source of topsoil	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
194C2—Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded							
Newglarus, moderately deep	97	Fair		Poor		Fair	
		Too clayey	0.02	Depth to bedrock	0.00	Too clayey	0.50
		Low content of organic matter	0.13	Low strength	0.00	Depth to bedrock	0.84
		Droughty	0.37	Dusty	0.80	Exchange capacity	0.93
		Water erosion	0.68	Shrink-swell	0.98	Slope	0.96
		Depth to bedrock	0.84				

Source of Reclamation Material, Roadfill, and Topsoil--Dane County, Wisconsin							
Map symbol and soil name	Pct. of map unit	Potential as a source of reclamation material		Potential as a source of roadfill		Potential as a source of topsoil	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
214C2—Gale silt loam, 6 to 12 percent slopes, moderately eroded							
Gale, moderately eroded	90	Fair		Poor		Fair	
		Low content of organic matter	0.13	Low strength	0.00	Slope	0.96
		Water erosion	0.37	Depth to bedrock	0.00	Depth to bedrock	0.99
		Too acid	0.68	Dusty	0.80		
		Depth to bedrock	0.99				
312B2—Festina silt loam, 1 to 6 percent slopes, moderately eroded							
Festina, moderately eroded	90	Fair		Poor		Good	
		Low content of organic matter	0.13	Low strength	0.00		
		Water erosion	0.68	Dusty	0.80		
		Too acid	0.84	Shrink-swell	0.99		
BaB2—Basco silt loam, 2 to 6 percent slopes, eroded							
Basco	100	Fair		Poor		Fair	
		Low content of organic matter	0.13	Depth to bedrock	0.00	Depth to bedrock	0.58
		Depth to bedrock	0.58	Low strength	0.00		
		Droughty	0.65	Shrink-swell	0.33		
		Too acid	0.68	Dusty	0.84		
		Water erosion	0.90				
BaC2—Basco silt loam, 6 to 12 percent slopes, eroded							
Basco	100	Fair		Poor		Fair	
		Low content of organic matter	0.13	Depth to bedrock	0.00	Depth to bedrock	0.58
		Depth to bedrock	0.58	Low strength	0.00	Slope	0.96
		Droughty	0.65	Shrink-swell	0.33		
		Too acid	0.68	Dusty	0.84		
		Water erosion	0.90				

Source of Reclamation Material, Roadfill, and Topsoil--Dane County, Wisconsin							
Map symbol and soil name	Pct. of map unit	Potential as a source of reclamation material		Potential as a source of roadfill		Potential as a source of topsoil	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BaD2--Basco silt loam, 12 to 20 percent slopes, eroded							
Basco	100	Fair		Poor		Poor	
		Low content of organic matter	0.13	Depth to bedrock	0.00	Slope	0.00
		Depth to bedrock	0.58	Low strength	0.00	Depth to bedrock	0.58
		Droughty	0.65	Shrink-swell	0.33		
		Too acid	0.68	Dusty	0.84		
		Water erosion	0.90	Slope	0.98		
BbA--Batavia silt loam, gravelly substratum, 0 to 2 percent slopes							
Batavia, gravelly substratum	100	Fair		Poor		Good	
		Low content of organic matter	0.50	Low strength	0.00		
		Too acid	0.84	Dusty	0.79		
		Water erosion	0.90	Shrink-swell	0.98		
BbB--Batavia silt loam, gravelly substratum, 2 to 6 percent slopes							
Batavia, gravelly substratum	100	Fair		Poor		Good	
		Low content of organic matter	0.50	Low strength	0.00		
		Too acid	0.84	Dusty	0.79		
		Water erosion	0.90	Shrink-swell	0.98		
EgA--Elburn silt loam, gravelly substratum, 0 to 3 percent slopes							
Elburn, gravelly substratum	90	Fair		Fair		Fair	
		Low content of organic matter	0.02	Wetness	0.53	Hard to reclaim (rock fragments)	0.09
		Water erosion	0.99	Dusty	0.80	Wetness	0.53

Source of Reclamation Material, Roadfill, and Topsoil--Dane County, Wisconsin							
Map symbol and soil name	Pct. of map unit	Potential as a source of reclamation material		Potential as a source of roadfill		Potential as a source of topsoil	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
EmC2—Elk mound sandy loam, 6 to 12 percent slopes, eroded							
Elk mound	100	Poor		Poor		Poor	
		Droughty	0.00	Depth to bedrock	0.00	Rock fragments	0.00
		Depth to bedrock	0.00			Depth to bedrock	0.00
		Low content of organic matter	0.13			Exchange capacity	0.36
		Too acid	0.68			Slope	0.96
EmD2—Elk mound sandy loam, 12 to 20 percent slopes, eroded							
Elk mound	100	Poor		Poor		Poor	
		Droughty	0.00	Depth to bedrock	0.00	Rock fragments	0.00
		Depth to bedrock	0.00	Slope	0.98	Depth to bedrock	0.00
		Low content of organic matter	0.13			Slope	0.00
		Too acid	0.68			Exchange capacity	0.36
EmF—Elk mound sandy loam, 30 to 60 percent slopes							
Elk mound	100	Poor		Poor		Poor	
		Droughty	0.00	Depth to bedrock	0.00	Rock fragments	0.00
		Depth to bedrock	0.00	Slope	0.00	Slope	0.00
		Low content of organic matter	0.13			Depth to bedrock	0.00
		Too acid	0.68			Exchange capacity	0.36
Ot—Otter silt loam							
Otter	100	Fair		Poor		Poor	
		Water erosion	0.90	Wetness	0.00	Wetness	0.00
				Low strength	0.00		
				Dusty	0.79		
				Shrink-swell	0.99		

Source of Reclamation Material, Roadfill, and Topsoil--Dane County, Wisconsin							
Map symbol and soil name	Pct. of map unit	Potential as a source of reclamation material		Potential as a source of roadfill		Potential as a source of topsoil	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
PoA—Plano silt loam, gravelly substratum, 0 to 2 percent slopes							
Plano, gravelly substratum	85	Fair		Poor		Good	
		Water erosion	0.99	Low strength	0.00		
				Dusty	0.80		
				Shrink-swell	0.97		
RaA—Radford silt loam, 0 to 3 percent slopes							
Radford	90	Fair		Fair		Fair	
		Water erosion	0.37	Wetness	0.22	Wetness	0.22
		Too acid	0.99	Dusty	0.80		
VwA—Virgil silt loam, gravelly substratum, 0 to 3 percent slopes							
Virgil, gravelly substratum	90	Fair		Poor		Poor	
		Low content of organic matter	0.60	Wetness	0.00	Wetness	0.00
		Water erosion	0.90	Low strength	0.00	Hard to reclaim (rock fragments)	0.23
		Too acid	0.97	Dusty	0.80		
WxB—Whalan silt loam, 2 to 6 percent slopes							
Whalan	100	Fair		Poor		Poor	
		Low content of organic matter	0.13	Depth to bedrock	0.00	Hard to reclaim (rock fragments)	0.00
		Depth to bedrock	0.29	Low strength	0.00	Depth to bedrock	0.29
		Too acid	0.84	Dusty	0.88	Exchange capacity	0.99
		Water erosion	0.90				
		Droughty	0.94				

Data Source Information

Soil Survey Area: Dane County, Wisconsin

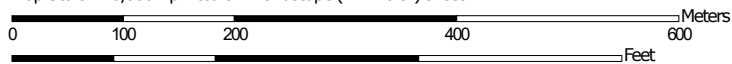
Survey Area Data: Version 23, Sep 3, 2024

Soil Map—Dane County, Wisconsin
(Wildcat Pit)



Soil Map may not be valid at this scale.

Map Scale: 1:6,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



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Web Soil Survey
National Cooperative Soil Survey

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31MM0069

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 24, Sep 10, 2025

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

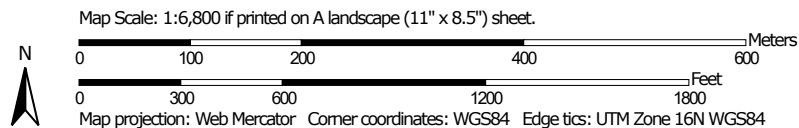
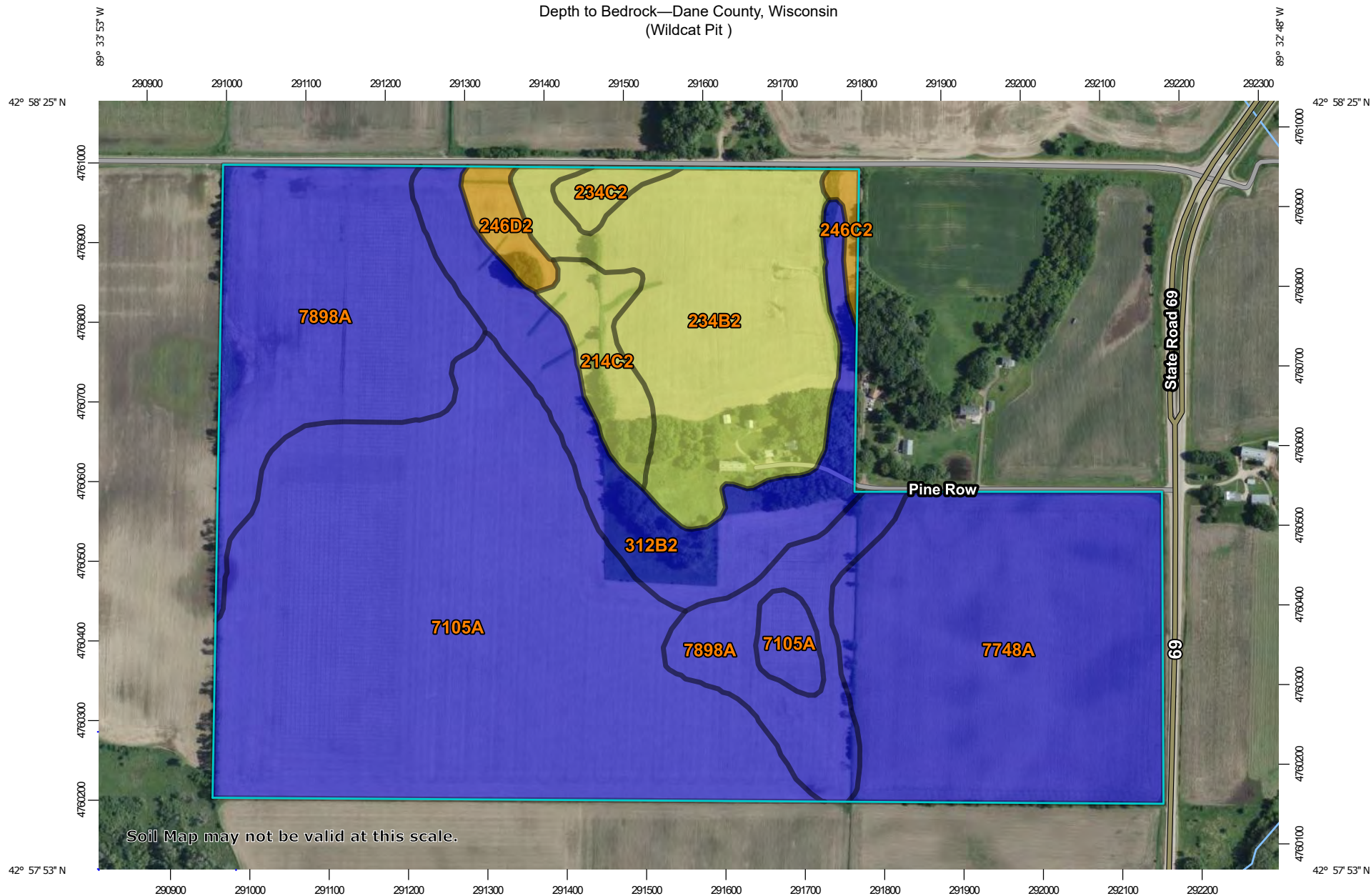
Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	4.9	2.5%
234B2	Basco silt loam, 2 to 6 percent slopes, eroded	27.2	13.9%
234C2	Basco silt loam, 6 to 12 percent slopes, eroded	1.6	0.8%
246C2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	1.0	0.5%
246D2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	2.4	1.2%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	17.6	9.0%
7105A	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	68.8	35.1%
7748A	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	37.6	19.2%
7898A	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	35.1	17.9%
Totals for Area of Interest		196.1	100.0%

Depth to Bedrock—Dane County, Wisconsin (Wildcat Pit)



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Web Soil Survey
National Cooperative Soil Survey

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3MM0072

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 24, Sep 10, 2025

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Depth to Bedrock

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	99	4.9	2.5%
234B2	Basco silt loam, 2 to 6 percent slopes, eroded	77	27.2	13.9%
234C2	Basco silt loam, 6 to 12 percent slopes, eroded	77	1.6	0.8%
246C2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	38	1.0	0.5%
246D2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	38	2.4	1.2%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	>200	17.6	9.0%
7105A	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	>200	68.8	35.1%
7748A	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	>200	37.6	19.2%
7898A	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	>200	35.1	17.9%
Totals for Area of Interest			196.1	100.0%

Description

The term bedrock in soil survey refers to a continuous root and water restrictive layer of rock that occurs within the soil profile.

There are many types of restrictions that can occur within the soil profile but this theme only includes the three restrictions that use the term bedrock. These are:

- 1) Lithic Bedrock
- 2) Paralithic Bedrock
- 3) Densic Bedrock

Lithic bedrock and paralithic bedrock are comprised of igneous, metamorphic, and sedimentary rocks, which are coherent and consolidated into rock through pressure, heat, cementation, or fusion. Lithic bedrock represents the hardest type of bedrock, with a hardness of strongly coherent to indurated. Paralithic bedrock has a hardness of extremely weakly coherent to moderately coherent. It can occur as a thin layer of weathered bedrock above harder lithic bedrock. Paralithic bedrock can also be much thicker, extending well below the soil profile.

Densic bedrock represents a unique kind of bedrock recognized within the soil survey. It is non-coherent and consolidated, dense root restrictive material, formed by pressure, heat, and dewatering of earth materials or sediments. Densic bedrock differs from densic materials, which formed under the compaction of glaciers, mudflows, and or human-caused compaction.

If more than one type of bedrock is described for an individual soil type, the depth to the shallowest one is given. If no bedrock is described in a map unit, it is represented by the "greater than 200" depth class.

Depth to bedrock is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

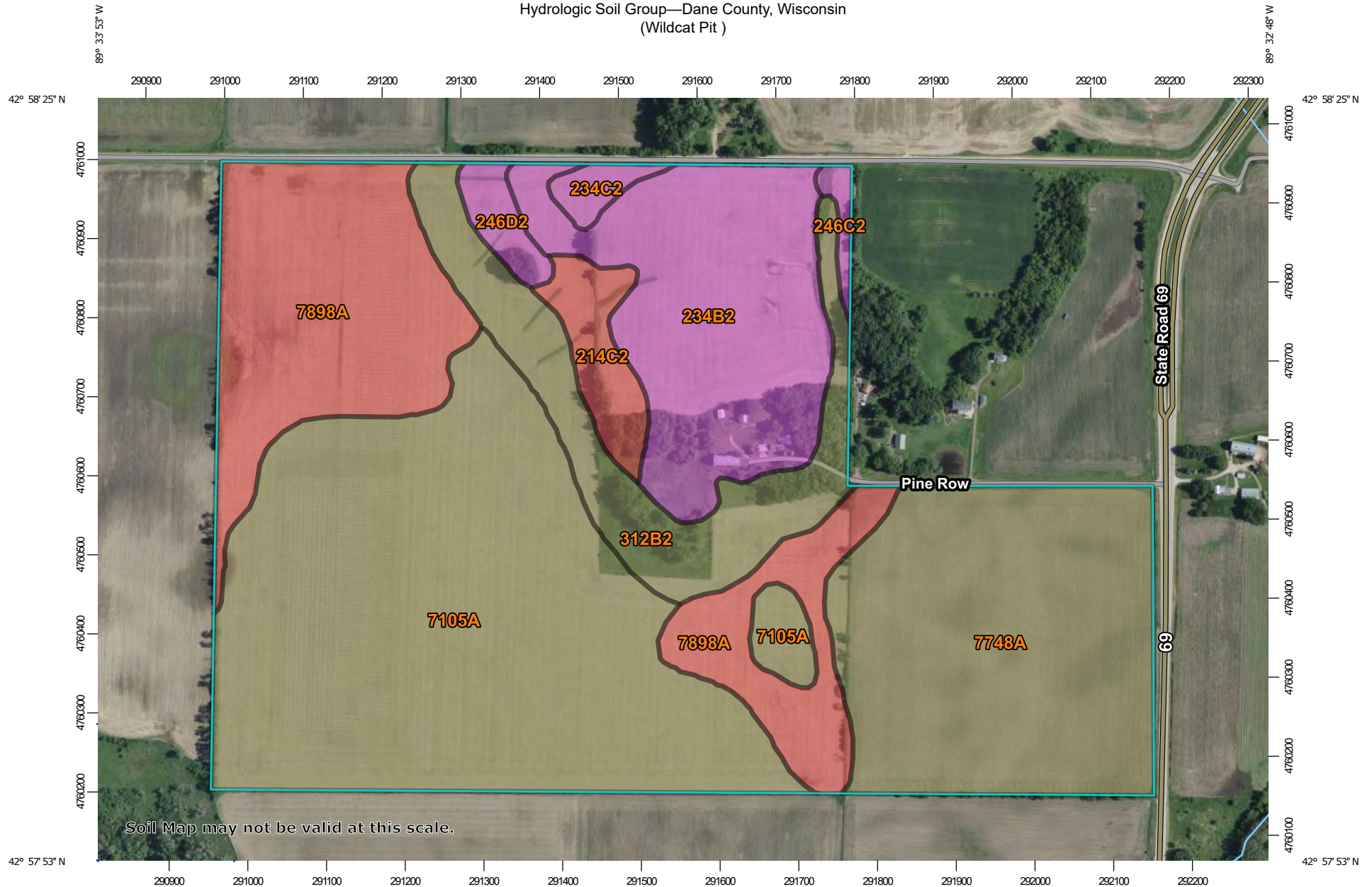
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Hydrologic Soil Group—Dane County, Wisconsin (Wildcat Pit)



Map Scale: 1:6,800 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



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3MM0076

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 24, Sep 10, 2025

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	C	4.9	2.5%
234B2	Basco silt loam, 2 to 6 percent slopes, eroded	D	27.2	13.9%
234C2	Basco silt loam, 6 to 12 percent slopes, eroded	D	1.6	0.8%
246C2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	D	1.0	0.5%
246D2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	D	2.4	1.2%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	B	17.6	9.0%
7105A	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	B	68.8	35.1%
7748A	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	B	37.6	19.2%
7898A	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	C	35.1	17.9%
Totals for Area of Interest			196.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

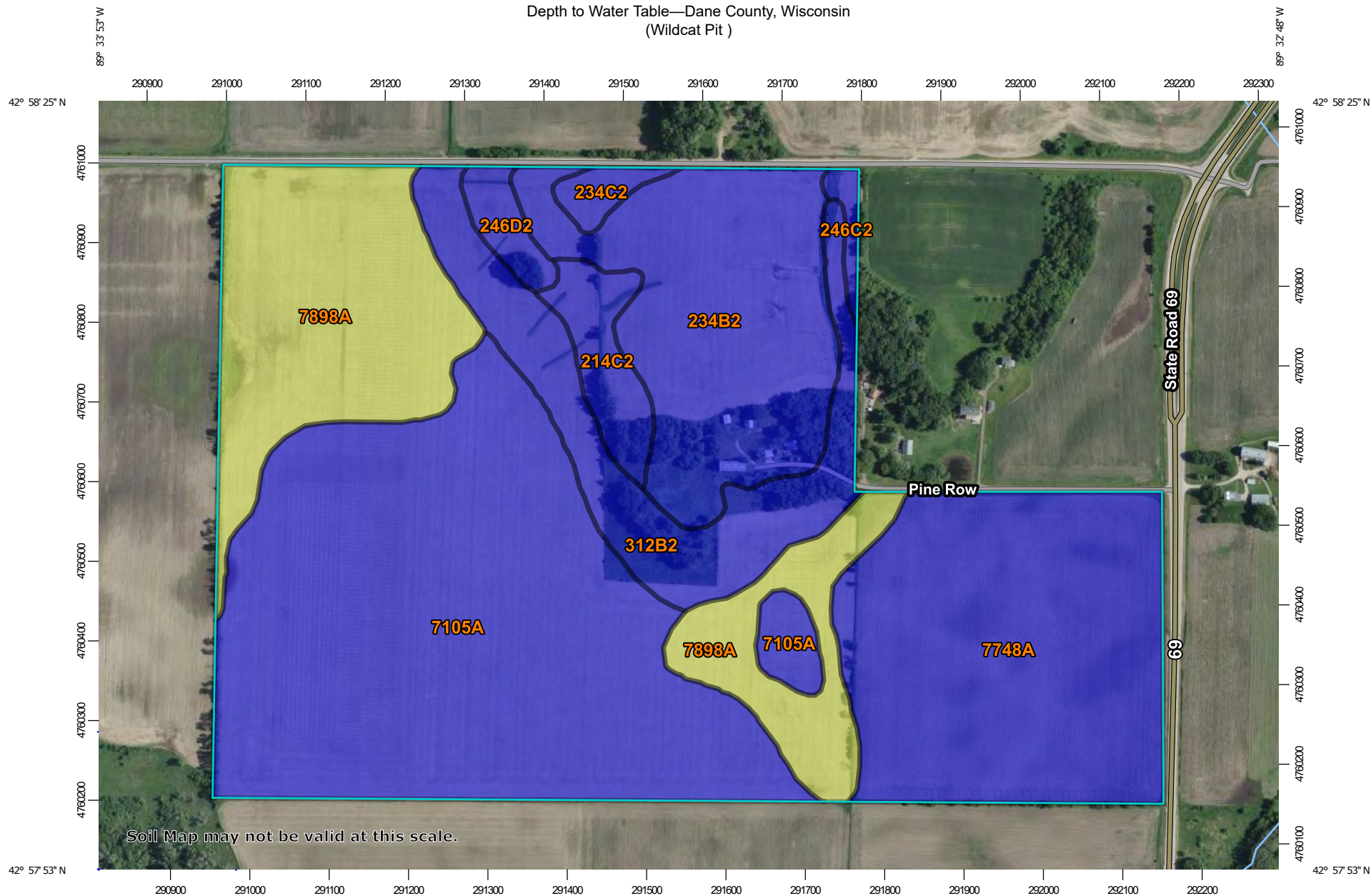
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

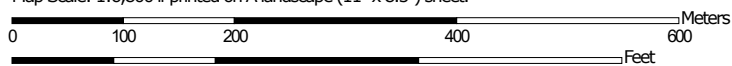
Tie-break Rule: Higher

Depth to Water Table—Dane County, Wisconsin (Wildcat Pit)



Soil Map may not be valid at this scale.

Map Scale: 1:6,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 24, Sep 10, 2025

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	>200	4.9	2.5%
234B2	Basco silt loam, 2 to 6 percent slopes, eroded	>200	27.2	13.9%
234C2	Basco silt loam, 6 to 12 percent slopes, eroded	>200	1.6	0.8%
246C2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	>200	1.0	0.5%
246D2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	>200	2.4	1.2%
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	>200	17.6	9.0%
7105A	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	>200	68.8	35.1%
7748A	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	>200	37.6	19.2%
7898A	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	61	35.1	17.9%
Totals for Area of Interest			196.1	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

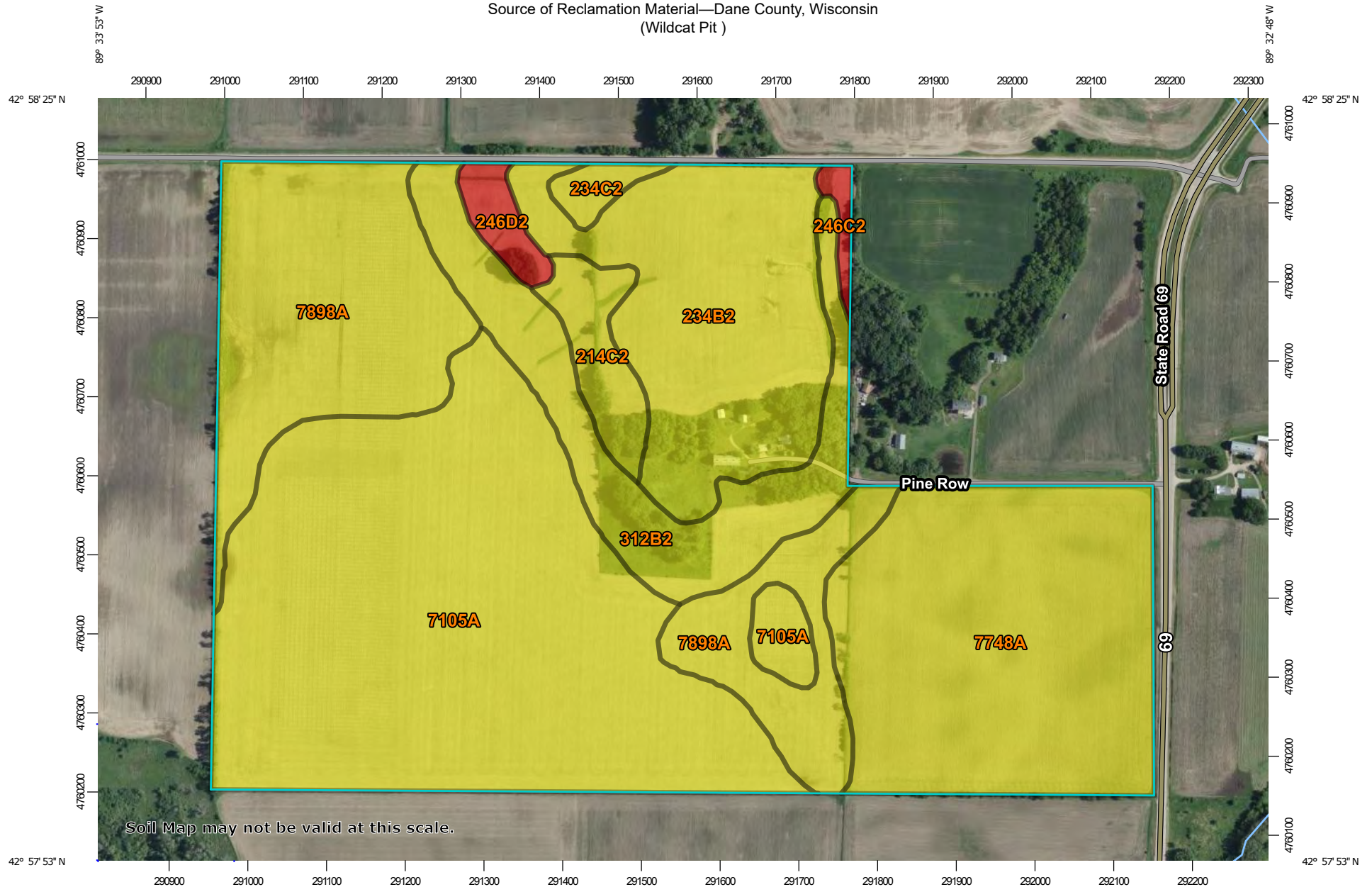
Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

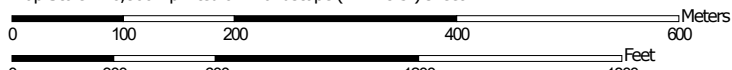
Ending Month: December

Source of Reclamation Material—Dane County, Wisconsin
(Wildcat Pit)



Soil Map may not be valid at this scale.

Map Scale: 1:6,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/15/2020
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3MM0084

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Poor
-  Fair
-  Good
-  Not rated or not available

Soil Rating Lines

-  Poor
-  Fair
-  Good
-  Not rated or not available

Soil Rating Points

-  Poor
-  Fair
-  Good
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 24, Sep 10, 2025

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

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

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

Source of Reclamation Material

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
214C2	Gale silt loam, 6 to 12 percent slopes, moderately eroded	Fair	Gale, moderately eroded (90%)	Low content of organic matter (0.13)	4.9	2.5%
				Water erosion (0.37)		
				Too acid (0.68)		
				Depth to bedrock (1.00)		
			Pepin, moderately eroded (5%)	Low content of organic matter (0.13)		
				Water erosion (0.68)		
				Too acid (0.84)		
			Elevasil, moderately eroded (5%)	Low content of organic matter (0.13)		
				Too acid (0.68)		
				Droughty (0.73)		
				Too sandy (0.85)		
				Depth to bedrock (1.00)		
234B2	Basco silt loam, 2 to 6 percent slopes, eroded	Fair	Basco (90%)	Low content of organic matter (0.13)	27.2	13.9%
				Depth to bedrock (0.58)		
				Droughty (0.65)		
				Too acid (0.68)		
				Water erosion (0.90)		
			Hesch (5%)	Low content of organic matter (0.50)		
				Too acid (0.54)		
			Hixton (3%)	Low content of organic matter (0.13)		
				Depth to bedrock (0.58)		
				Too acid (0.84)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Droughty (0.90)		
				Water erosion (0.99)		
234C2	Basco silt loam, 6 to 12 percent slopes, eroded	Fair	Basco (90%)	Low content of organic matter (0.13)	1.6	0.8%
				Depth to bedrock (0.58)		
				Droughty (0.65)		
				Too acid (0.68)		
				Water erosion (0.90)		
			Hixton (5%)	Low content of organic matter (0.13)		
				Depth to bedrock (0.58)		
				Too acid (0.84)		
				Droughty (0.90)		
				Water erosion (0.99)		
			Hesch (3%)	Low content of organic matter (0.50)		
				Too acid (0.54)		
246C2	Elk mound sandy loam, 6 to 12 percent slopes, eroded	Poor	Elk mound (90%)	Droughty (0.00)	1.0	0.5%
				Depth to bedrock (0.00)		
				Low content of organic matter (0.13)		
				Too acid (0.68)		
246D2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	Poor	Elk mound (90%)	Droughty (0.00)	2.4	1.2%
				Depth to bedrock (0.00)		
				Low content of organic matter (0.13)		
				Too acid (0.68)		
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	Fair	Festina, moderately eroded (90%)	Low content of organic matter (0.13)	17.6	9.0%
				Water erosion (0.68)		
				Too acid (0.84)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Plumcreek, moderately eroded (5%)	Low content of organic matter (0.13)		
				Water erosion (0.37)		
				Too acid (0.97)		
			Ella, moderately eroded (5%)	Low content of organic matter (0.50)		
				Water erosion (0.68)		
				Too acid (0.97)		
7105A	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	Fair	Batavia, gravelly substratum (90%)	Low content of organic matter (0.50)	68.8	35.1%
				Too acid (0.84)		
				Water erosion (0.90)		
			Virgil, gravelly substratum (5%)	Water erosion (0.68)		
				Low content of organic matter (0.68)		
				Too acid (0.97)		
			Port Byron, moderately well drained (3%)	Low content of organic matter (0.50)		
				Water erosion (0.68)		
			Plano, gravelly substratum (2%)	Low content of organic matter (0.50)		
				Water erosion (0.90)		
7748A	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	Fair	Plano, gravelly substratum (85%)	Water erosion (0.99)	37.6	19.2%
7898A	Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	Fair	Elburn, gravelly substratum (90%)	Low content of organic matter (0.02)	35.1	17.9%
				Water erosion (0.99)		
Totals for Area of Interest					196.1	100.0%

Rating	Acres in AOI	Percent of AOI
Fair	192.7	98.3%
Poor	3.3	1.7%
Totals for Area of Interest	196.1	100.0%

Description

ENG - Engineering

Reclamation material is used in areas that have been drastically disturbed by surface mining or similar activities. When these areas are reclaimed, layers of soil material or unconsolidated geological material, or both, are replaced in a vertical sequence. The reconstructed soil favors plant growth. The ratings do not apply to quarries or other mined areas that require an offsite source of reconstruction material. The ratings are based on the soil properties that affect erosion and stability of the surface and the productive potential of the reclaimed soil. These properties include the content of sodium, salts, and calcium carbonate; reaction; available water capacity; erodibility; texture; content of rock fragments; and content of organic matter and other features that affect fertility.

The soils are rated "good," "fair," or "poor" as potential sources of reclamation material. The ratings are based on the amount of suitable material and on soil properties that affect the ease of excavation and the performance of the material after it is in place. The thickness of the suitable material is a major consideration. The ease of excavation is affected by large stones, depth to a water table, and slope. How well the soil performs in place after it has been compacted and drained is determined by its strength (as inferred from the AASHTO classification of the soil) and linear extensibility (shrink-swell potential). Normal compaction, minor processing, and other standard construction practices are assumed.

When the material is properly used in reclamation, a rating of "good" means that establishing and maintaining vegetation are relatively easy, that the surface is stable and resists erosion, and that the reclaimed soil has good potential productivity. A rating of "fair" means that vegetation can be established and maintained and the soil can be stabilized through modification of one or more properties. For satisfactory performance, it may be necessary to topdress with better suited material or add soil amendments. A rating of "poor" means that revegetation and stabilization are very difficult and costly. To establish and maintain vegetation, it is necessary to topdress with better suited material.

Numerical ratings between 0.00 and 0.99 are given after the specified features. These numbers indicate the degree to which the features limit the soils as sources of reclamation material. The lower the number, the greater the limitation.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil

Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher