

Transmittal

To: Buffalo County Zoning
407 Second Street
PO Box 492
Alma, WI 54610-0492

From: Tom Hubbard

Proj. Seven Sands, LLC
CUP Application for Frac Sand
Mining & Wash Plant

Date: 3/16/12

- | | |
|---|---|
| <input type="checkbox"/> As requested | <input type="checkbox"/> For your information |
| <input checked="" type="checkbox"/> For review and comment | <input checked="" type="checkbox"/> For your approval |
| <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Approved as noted |
| <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> Submit _____ copies for distribution | <input type="checkbox"/> Return _____ corrected prints |

Other: _____

Please find enclosed 32 additional copies of the Conditional Use Permit Application and a check in the amount of \$17,500.00 (5 additional CUP Application fees) for mining on Seven Sands, LLC properties and a wash plant on the Bork Property on County Road U in Sections 25, 26, and 35, T. 22 N., R.11 W., and Sections 29 and 30, T. 22 N., R. 10 W. for review and approval.

Dennis & Debra Bork, aka Seven Sands, LLC: NMM - w/ wash plant. For this applicant includes parcel # 028-00833-0000, 028-00826-0000, 028-00837-0000, 028-00839-0000, & 028-00840-0000. Total acreage 180 acres.

CFBSI DESIGN BUILD
GENERAL CONTRACTOR
CEDAR FALLS BUILDING
SYSTEMS, INC

 **COPY**

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Baecker, Robert & Bruce (aka: Seven Sands, LLC): CUP #2012-9

NMM. This application includes parcel #s 028-00574-0000, 028-00576-0000, 028-00575-0000, (103 acres in Section 29) and parcel #s 028-00585-0000 028-00584-0000, 028-00594-0000, 028-00595-0000, 028-00597-0000, 028-00596-0000, 240 acres in Section 30. Total acreage 343 acres.

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Baecker, Marlene (aka: Seven Sands, LLC): CUP #2012-11

NMM: this application includes parcel #s 028-00850-0000, 028-00851-0000 028-00853-0000, 028-00862-0000, 028-00855-0000, 028-00856-0000, 028-00858-0000, 028-00857-0000, 320 acres in Section 26. Total acreage: 320 acres

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Palkowski, Loretta & Michael (aka: Seven Sands, LLC): CUP #2012-12

NMM: this application includes parcel #s 028-00592-0000, 028-00593-0000 in Section 30, T 22N, R 10W (total acreage in Section 30: 79.57 acres), & parcel #028-00913-0000 in Section 36, T 22N, R11W (25 acres), Total acreage: 104.57 acres

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Allemann, Richard & Victoria (aka: Seven Sands, LLC) : CUP #2012-13

NMM: this application includes parcel #s 028-00838-0000, 028-00842-0000 & 028-00841-0000 in Section 25 Total acreage: 100 acres

Sec. 183.0202
Wis. Stats.

COPY



State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

- Article 1. **Name of the limited liability company:**
Seven Sands, LLC
- Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**
- Article 3. **Name of the initial registered agent:**
Dennis G. Bork
- Article 4. **Street address of the initial registered office:**
S1678 County Road U
Independence, WI 54747
United States of America
- Article 5. **Management of the limited liability company shall be vested in:**
A member or members
- Article 6. **Name and complete address of each organizer:**
Joseph R. Mirr, ESQ
402 Graham Ave
Eau Claire, WI 54701
United States of America
- Other Information. **This document was drafted by:**
Joseph R. Mirr, ESQ

Organizer Signature:

Joseph R. Mirr, ESQ

Date & Time of Receipt:

3/15/2012 11:15:14 AM

Del Twidt

From: Tom Hubbard <tomh@cfbsi.com>
Sent: Thursday, March 15, 2012 4:05 PM
To: LeAnne Loesels (Zoning Email)
Cc: Del Twidt; Wayne Steinmetz; Brian Iverson; Ike Thomas; Brian Nodolf
Subject: Re: Buffalo County C. Use Permit Applications

LeAnne,

I should have everything copied and delivered to you by the end of the day tomorrow, including the preliminary wetland determination.

Thank you,

Tom

Sent from my Verizon Wireless BlackBerry

From: "LeAnne Loesels (Zoning Email)" <leanne.loesels@buffalocounty.com>
Date: Thu, 15 Mar 2012 15:11:40 -0500
To: <tomh@cfbsi.com>
Cc: Del Twidt <del.twidt@buffalocounty.com>
Subject: FW: Buffalo County C. Use Permit Applications

3-15-2012

3:11 pm

Mr. Hubbard:

As per our telephone conversation this afternoon:

Seven Sands LLC:

1. On page 1 of the application, the number of acres listed is 1,703.92. When I added up the acres highlighted in yellow on the plat map pages the total was 1,389.92. Are there more parcels that should be highlighted or is the figure on the application a typo?
2. As I explained, the zoning department considers the landowner the applicant. In the case of Seven Sands, LLC an additional 5 application fees would be needed. A copy of the Seven Sands LLC agreement has been received by the zoning department and per discussion w/ Dennis Bork the landowners are maintaining ownership of the land and not deeding ownership of the land to Seven Sands, LLC.
3. For the Dennis Bork application, please submit 2 more application booklets.
4. For the Robert & Bruce Baecker application, please submit 6 application booklets.
5. For the Francis Bork application, please submit 6 application booklets.
6. For the Marlene Baecker application, please submit 6 application booklets.
7. For the Palkowski (Loretta & Michael), please submit 6 application booklets. (Since Michael is a co-owner of the Loretta Palkowski life estate, we are considering Loretta's and Michael's one application).
8. For the Allemann application, please submit 6 application booklets.

Larson, Johnson, Stanton:

1. As I explained, the zoning department considers the landowner as the applicant. In the case of Larson, Johnson, Stanton, an additional 2 application fees would be needed.
2. For the Larson application, please submit 2 more application booklets.
3. For the Johnson application, please submit 6 more application booklets. (Since Dean is the owner of Dean Johnson property and a co-owner of the Dean & Glenn Johnson property, we are considering this one application).

4. For the Stanton application, please submit 6 more application booklets.

For the Starkey Rail Loading Spur & Starkey Frac Sand Drying Facility:

1. It has been determined at this time that both applications are incomplete. As per the application "Wetlands indicated on the WIDNR Wetlands Map have been reviewed by a wetland delineator." The application does not include a report from the wetland delineator. To complete the application, please submit a copy of the wetland delineator's determination, even if it is only a preliminary determination.

Thank you in advance for your time and cooperation.

LeAnne Loesel

Buffalo County Zoning
407 S Second Street, PO Box 492
Alma, WI 54610
Telephone: 608-685-6265
Fax: 608-685-6242

MAR 15 2012



Menomonie: 715.235.3541
Chippewa Falls: 715.723.5511
Fax: 715.235.9190
www.cfbsi.com

5455 Freitag Drive Menomonie, WI 54751

705 Bay Street, Suite 2H, Chippewa Falls, WI 54729

APPLICATION FOR CONDITONAL USE PERMIT

Buffalo County, Wisconsin

For

Seven Sands, LLC

March 13, 2012



Application for a Conditional Use Permit

Date: 3/13/2012

Issue # 2012- 8

The undersigned applies for a conditional use permit to do work herein described and located as shown on the plot plan. The undersigned agrees that all work will be done in accordance with the Buffalo County Zoning Ordinance and all other applicable ordinances of the County of Buffalo and all laws of the State of Wisconsin, applicable to said premises and with the information herein:

Owner Seven Sands, LLC
Address S1678 CTH U
City, St, Zip Independence, WI 54747-8123
Phone # 608-323-7372
Email ddbork@centurytel.net
Signature _____

Agent Cedar Falls Building Systems, Inc.
Address 705 Bay St., Suite 2H
City, St, Zip Chippewa Falls, WI 54729
Phone # 715-723-5511
Email tomh@cfbsi.com
Signature Thomas D. Hillman, P.E.

Legal Description: (May be found on your real estate tax statement)

See attached Plat Book pages

1/4 1/4 Section Town Range
Town of Montana/Waumandee Parcel #

Location: State Rd: County Rd: U Town Rd:
Lot #: Block: Subdivision
Lot Size: 1,389.92 Acres Is lot being split or subdivided? No

Proposed project and/or use: Industrial - Frac Sand Mine & Wash Plant

Use of adjoining property and other details: Agricultural

Dimension: Length: 60' Width: 60' Height: 90' Square Ft: 3,600 Wash Plant
60' 140' 50' 8,400 Truck Load Out

Setbacks for project: If any distances are greater than 150', indicate as >150'

Highway Right of Way	> 150	feet	Highway Centerline	>150	feet
Front lot line	>150	feet	Rear lot line	>150	feet
Side lot line (left)	>150	feet	Side lot line (right)	>150	feet
Septic tank	>150	feet	Drainfield	>150	feet
River	>150	feet	Stream	>150	feet
Lake	>150	feet	Wetland	>150	feet
Airport	>150	feet	Wind/Cell facility	>150	feet

Work consists of:

New Building X Addition Sign
Relocation of building Substantial land alteration X Modification

Describe in detail the request including any potential noise, odor, dust, smoke, glare, refuse, gas, effluent, or other potential nuisance resulting from the proposed use which may impact neighboring properties:

Frac sand mining operation including: mine, processing plant, storm pond, recycle water pond, truck load out. and conveyors. Noise impacts include excavating equipment, and haul trucks. Dust will be controlled by use of wet dust suppression system. There will be no smoke, glare, refuse, gas or effluent resulting from the proposed use. While there are no wetlands indicated on the WIDNR Wetlands Map, there are soils conducive to wetlands in the low areas of the property. Mining will not take place in these areas. The haul route from the wash plant will be to the south and west on CTH U to STH 88, thence south on STH 88 to STH 35. There will be 190 loads per day leaving the plant Monday through Friday from 5 AM to 8 PM. Loads will not leave the plant from 7-7:40 AM on school days. Storm water drainage will be directed to storm water ponds. Discharge from the storm water ponds will eventually be to Waumandee Creek through swales. Attached Exhibits include: Plat Map, USGS/Satellite Hybrid Map of Property, USGS/Hybrid Map of Plant, WIDNR Wetland Map, Haul Route Map.

On the space below or separate sheet, sketch the location of the proposed structure or addition, and distance to:

Other existing buildings	>150'	Public roads	>150'	Bodies of water	>150'
Existing/proposed wells	>150'	Lot lines	>150'	Septic systems	>150'

Please use accurate dimensions for all existing buildings as well as proposed new construction. Failure to fully complete the application or plot plan will result in a delay in processing your application. If you have any questions, please contact the Zoning Department at (608) 685-6218 for assistance.

Fees: **\$250** All CUP's accept silica (frac) sand mines
 \$3,500 Silica (frac) sand mines-Core sampling fees also required upon approval

Make checks payable to Buffalo County Treasurer and return completed application to:

Buffalo County Zoning, PO Box 492, Alma, WI 54610


Or email completed application with plot plan scanned in to: paul.vaneijl@buffalocounty.com

Developer:
Glacier Sands, LLC
333 E. Prairie View Road, #135
Chippewa Falls, WI 54729
Fsr2040@gmail.com
612-290-6199

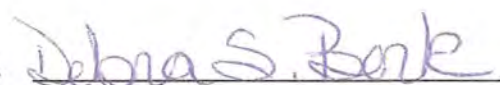
Office Use Only:			
Use District: _____	Conditional Use: _____	Permitted Use: _____	Variance: _____
Soils District: _____	Hydraulic Shadow: _____	Shoreland District: _____	Floodplain: _____
Wetlands: _____	Square Ft: _____	Driveway Permit: _____	Address: _____
Sign Type: _____	Vision Triangle: _____	Sanitary Permit: _____	Airport: _____
# of Parcels Requested _____		Land Abutting St or Fed Rd? _____	
Soil Classification _____		Sign Permit Needed? _____	
Non-Farm Mobile Homes		CUP's on 40-Acres _____	
Basement? _____		Model Year _____	
Approved: _____ Hand Delivered _____		Mailed _____ Emailed _____	
Zoning Administrator _____		Zoning Designee _____	

Seven Sands CUP Application

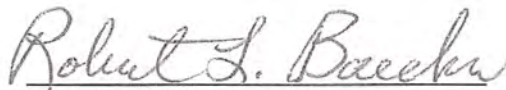
Signature Page

1. 
Dennis G. Bork
S1678 County Road U
Independence, WI 54747

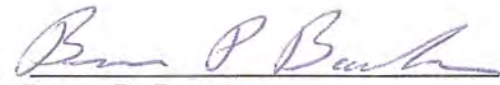
3-14-12
Date

2. 
Debra S. Bork


3/14/12
Date

3. 
Robert L. Baecker
W560 County Road X
Mondovi, WI 54755

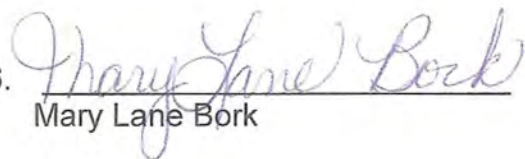
3-14-2012
Date

4. 
Bruce P. Baecker

3-14-2012
Date

5. 
Francis R. Bork
S1777 County Road U
Cochrane, WI 54622

3-14-12
Date

6. 
Mary Lane Bork

3-14-12
Date

7. Marlene O Baecker
Marlene Baecker
S1691 County Road U
Independence, WI 54747

3/14/2012
Date

8. Loretta Palkowski
Loretta Palkowski
W23642 Whitehall
PO Box 81
Independence, WI 54747

3/14/2012
Date

9. Michael Palkowski
Michael Palkowski
321 Butternut Drive
Strum, WI 54770

3-14-2012
Date

10. Richard Allemann
Richard Allemann
W633 County Road C
Cochrane, WI 54622

3-14-2012
Date

11. Victoria L. Allemann
Victoria Alleman

3-14-2012
Date

NORTHEAST
PART

LINCOLN

WEST
PART

MONTANA

NORTHEAST
PART

ALMA

T.22N.-R.11W.

SEE PAGE 24



S1200
S1300
S1400
S1500
S1600
S1700
S1800

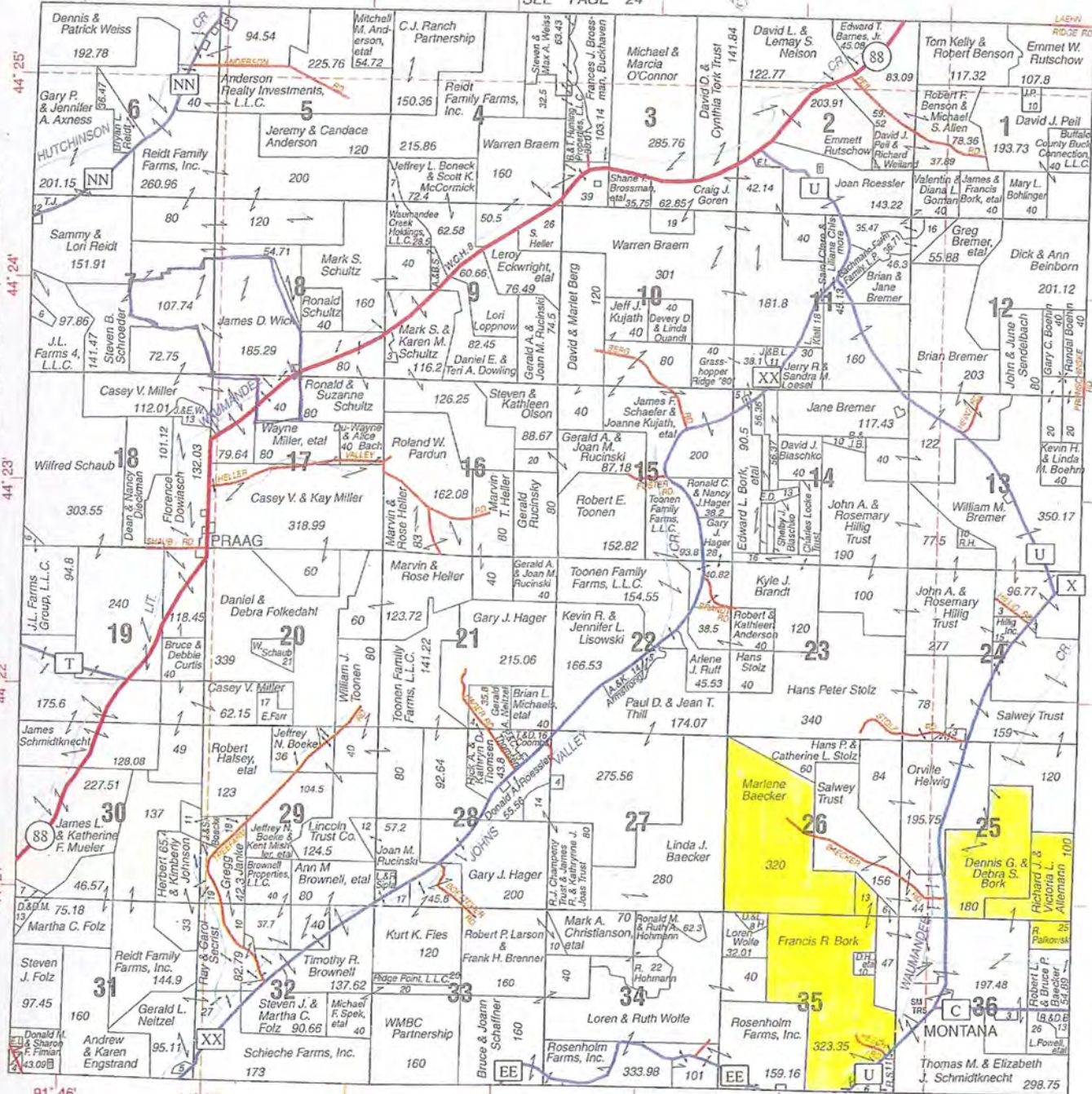
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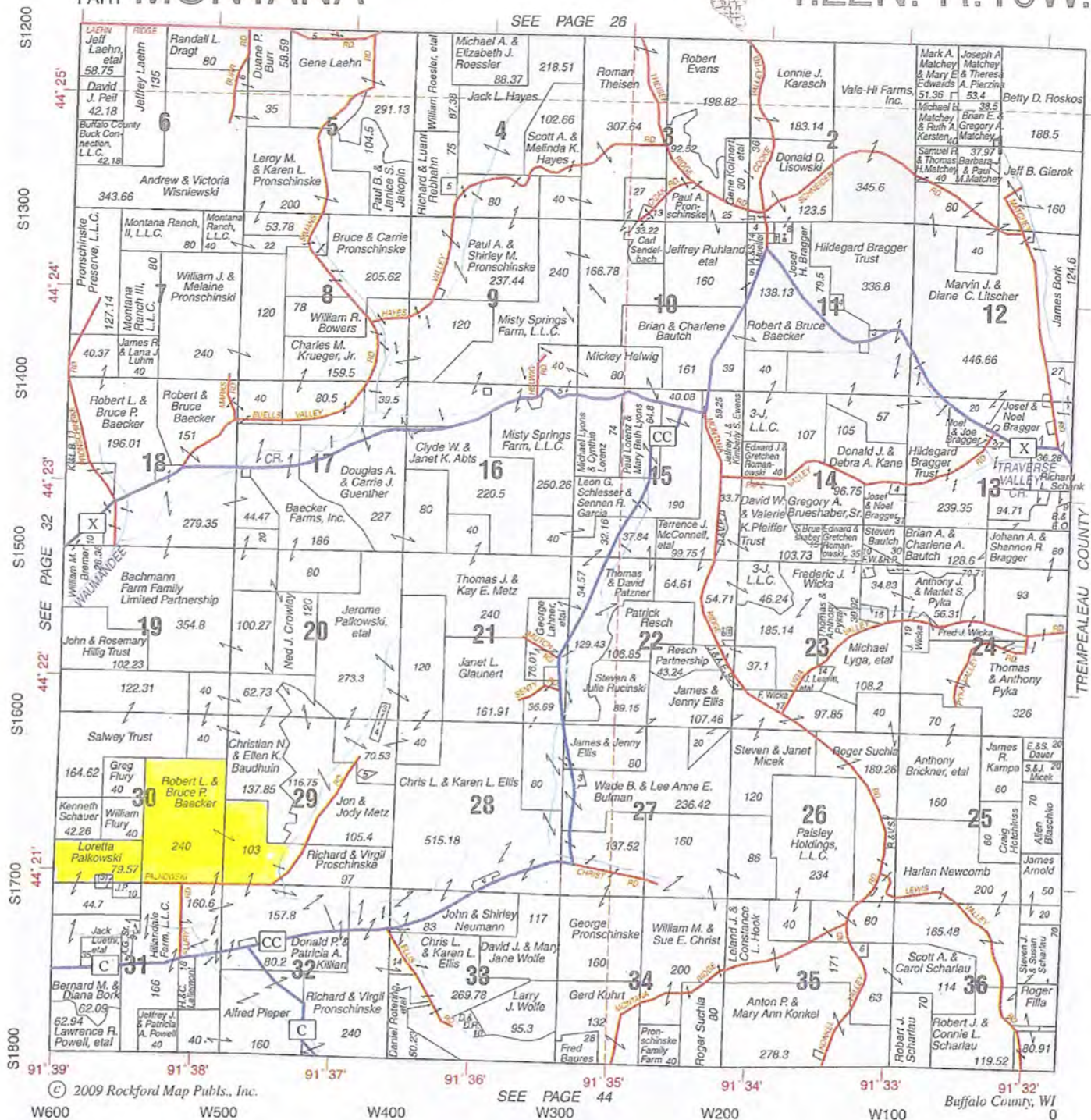
SEE PAGE 30

SEE PAGE 34

SEE PAGE 42

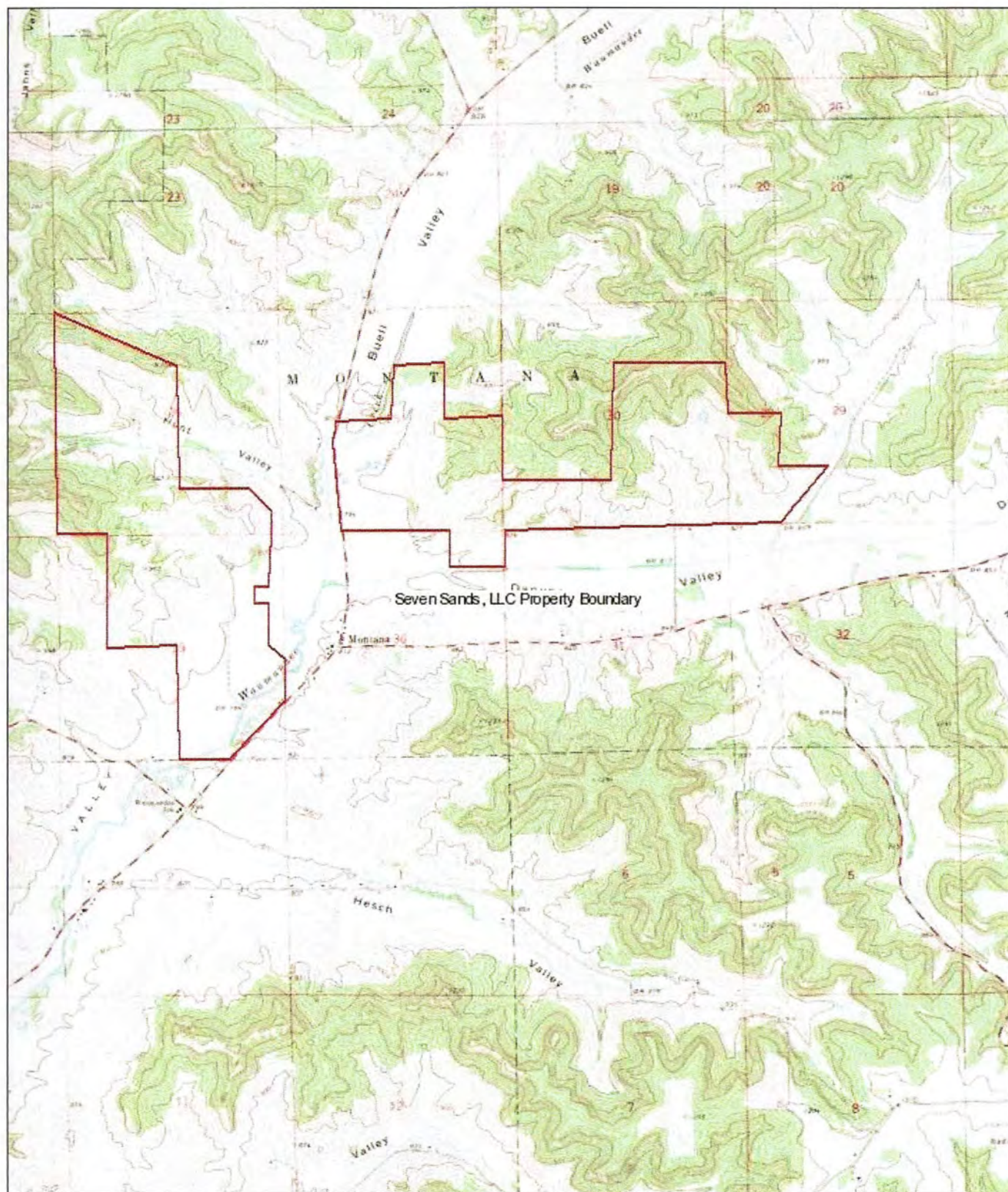
W1200 W1100 W1000 W900 W800 W700 W600



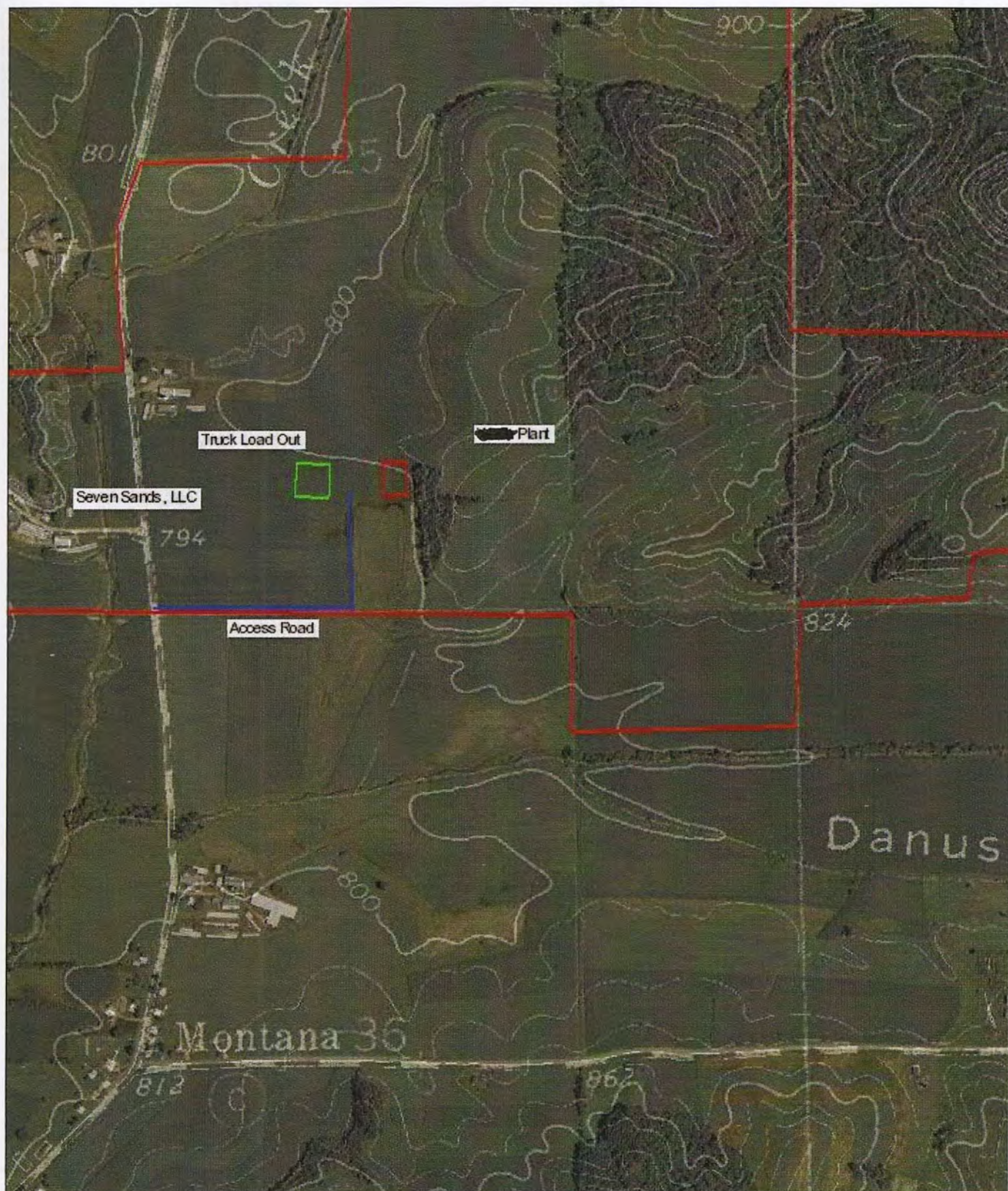




0 ————— 1 Mi
0 ————— 5000 Ft



0 ————— 1 Mi
0 ————— 5000 Ft



0 ————— 0.2 Mi

0 ————— 1000 Ft

Map Created on Mar 11, 2012



Legend

- Dams
- Analysis Points
- Flood Insurance Study
- Letter of Map Revision
- Case By Case Analysis
- Bridge
- OTHER
- Analysis Lines
- Flood Insurance Study
- Letter of Map Revision
- Case By Case Analysis
- Bridge
- OTHER
- Major Highways**
- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads
- 24K County Boundaries
- Civil Towns
- Civil Town
- Digital Flood Boundaries
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- 24K Open Water
- 24K Rivers and Shorelines
- Intermittent
- Fluctuating
- Perennial
- Cities and Villages

0 3750 7500 11250 ft.



Scale: 1:37,973

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: Floodplain Map



Directions to Montana, WI
16.0 mi – about 26 mins

