

5455 Freitag Drive Menomonie, WI 54751

APPLICATION FOR CONDITIONAL USE PERMIT

Buffalo County, Wisconsin

For

Glacier Sands, LLC



A BlueScope Steel Company

Application for a Conditional Use Permit

Date: 3/27/2012

Issue # 2012-

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 R & J Rolling Acres, LLP
Address S983 STH 88
City, St, Zip Mondovi, WI 54755
Phone # 715-495-1341
Email robloom@hotmail.com
Signature *Ronnie Bloom*

Agent Cedar Falls Building Systems, Inc.
Address 5455 Freitag Drive
City, St, Zip Menomonie, WI 54751
Phone # 715-235-3541
Email tomh@cfsbsi.com
Signature *Thomas D. McHugh, P.E.*

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

See Exhibit A - Property Description

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

Location: State Rd: 88 County Rd: Town Rd: Rose Road
Lot #: Block: Subdivision
Lot Size: 205 Acres Is lot being split or subdivided? No

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

Use of adjoining property and other details: Ag./Farming

Dimension: Length: 60 Width: 60 Height: 90 Square Ft: 3600 Wash Plant
140 60 50 8400 Truck Unload

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, wash plant, storm pond, recycle water pond. Noise impacts include excavating equipment and haul trucks. Dust will be controlled by using wet dust suppression system. There will not be smoke, glare, refuse, gas or effluent resulting from the proposed use. While there are no wetlands indicated on the WIDNR wetland map, there are soils conducive to wetlands north of the property and across STH 88. The haul route from the plant will be to the south on STH 88 to STH 35. There will be 2-4 trucks/day leaving the site Monday through Saturday. Storm water drainage from the site will be directed to the storm pond. Discharge from the pond will be to Pratt Creek on the west side of STH 88.

Attached Exhibits:

A - Property Description, B - Aerial View of Property, C - Plat Map, D - USGS/Satellite Hybrid Map of Property,
E - USGS/Satellite Hybrid Map Showing Plant/Mine Location, F - WIDNR Wetlands Map, G - Truck Route

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
17730 Breconwood Road
Wayzata, MN 55391
612-290-6199
fsr2040@gmail.com

See attached exhibits.

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 _____	

EXHIBIT A

The following real estate in Buffalo County, State of Wisconsin:

The South Half of the Southwest Quarter of Section 23, and;

The Northeast Quarter of Northeast Quarter of Section 27, and;

The Northwest Quarter of the Northwest Quarter of Section 26, and;

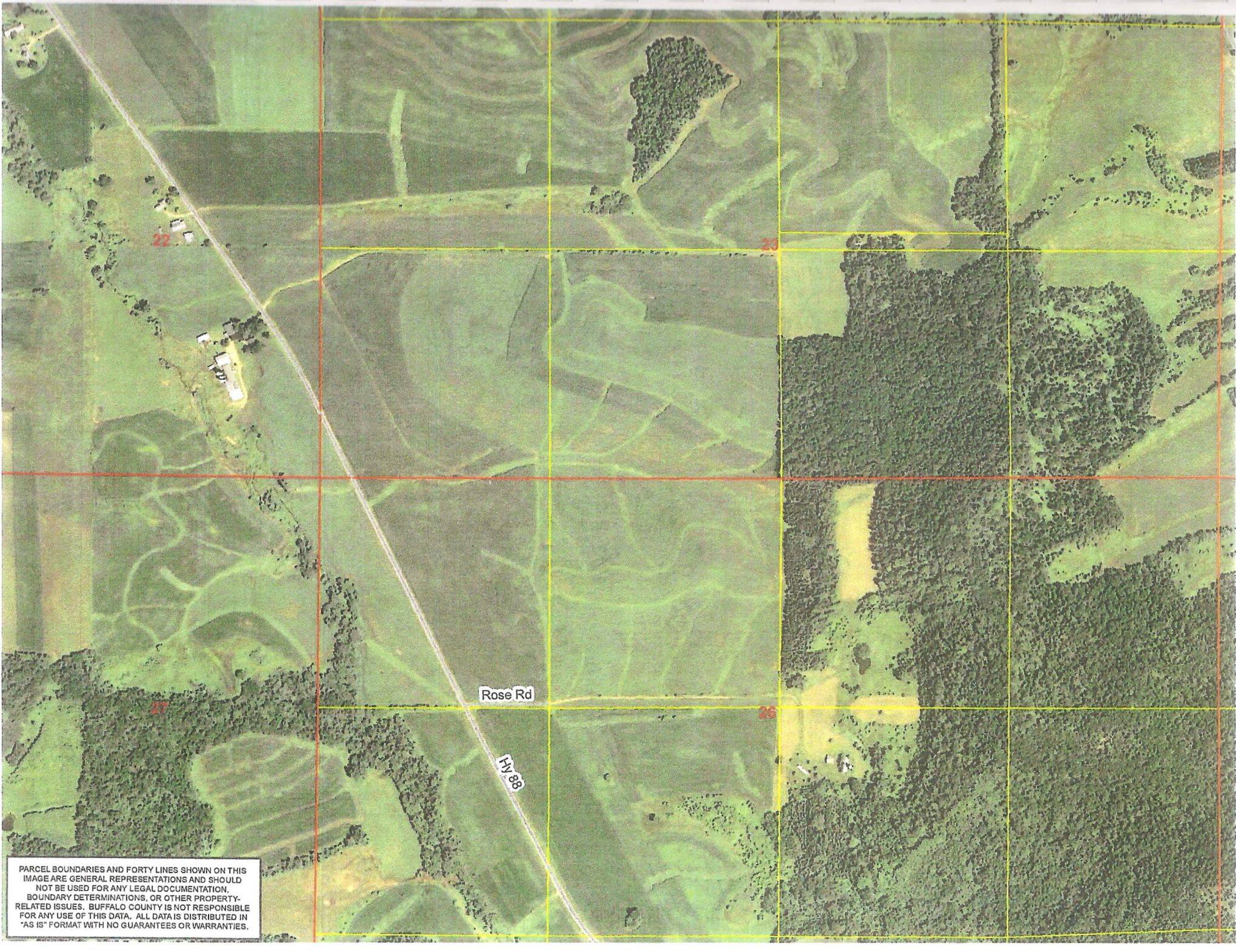
That part of the Southeast Quarter of the Southeast Quarter of Section 22, in Township 23 North, Range 11 West, which lies East and Northeast of State Highway 88, and;

The Northeast Quarter of the Northwest Quarter of Section 26, Township 23 North, Range 11 West.

Subject to an access and egress easement across the Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4), Section 26, Township 23 North, Range 11 West, along the existing road running from STH "88" and the town road to NE1/4, Sec. 26, T23N, R11W, as described in Volume 195 Records page 473 as Document No. 170575.

All in Township 23 North, Range 11 West. This is not homestead property.

EXCEPTING THEREFROM the approximate 25 acres in the N½ of the NW¼ of Section 26, T23N, R11W, immediately North of Rose Road commencing at the intersection of Rose Road and Highway 88 and extending Easterly from Highway 88 along the North boundary line of Rose Road, extended. [This approximate 25 acres shall be established by a survey to be prepared at the sole expense of Lessee. Lessor and Lessee shall operate reasonably in the establishment of the boundaries of this survey. **The survey shall be completed no later than December 31, 2012. Upon completion, this Exhibit A shall be amended to exclude the survey description.]**

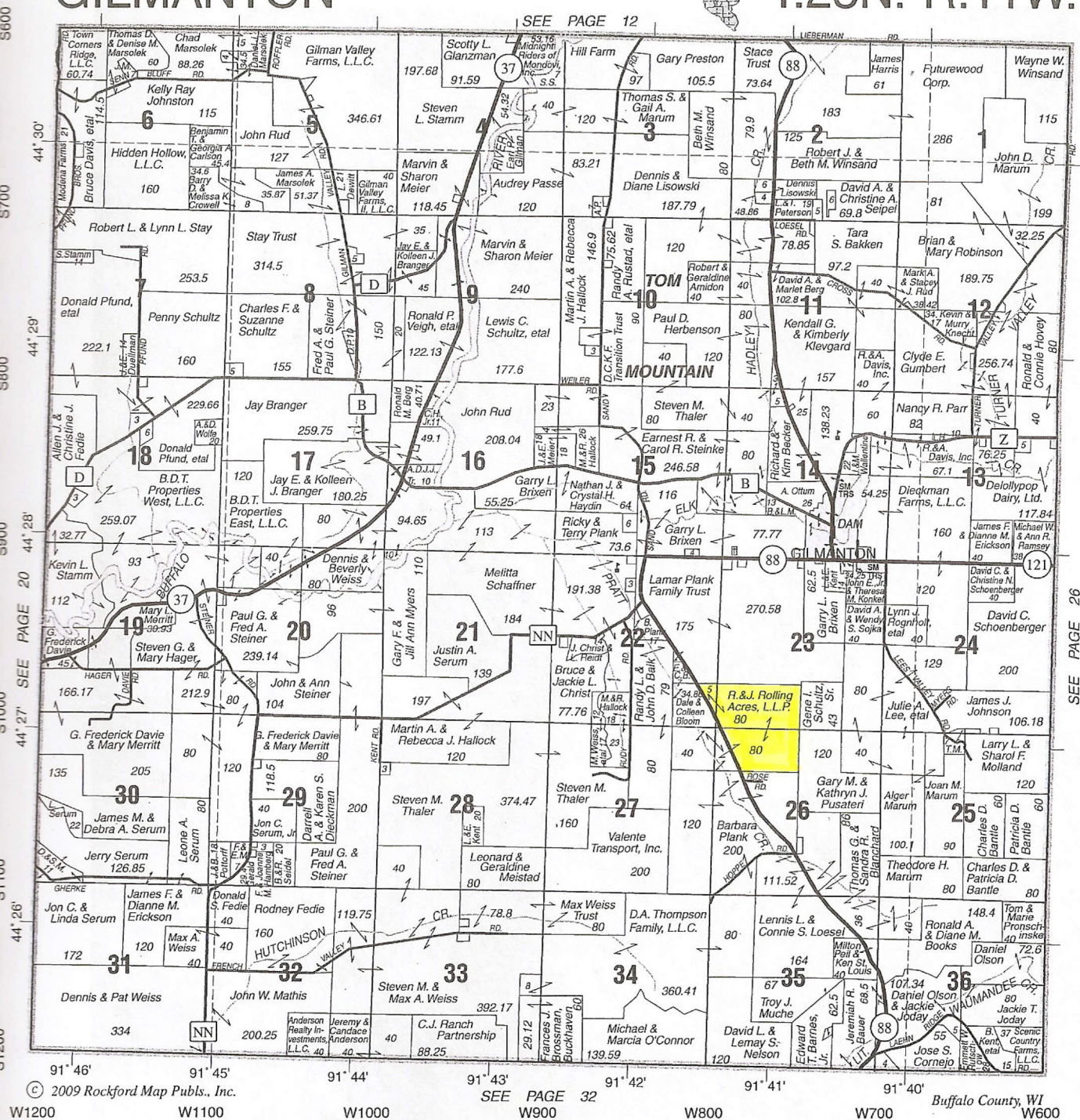


PARCEL BOUNDARIES AND FORTY LINES SHOWN ON THIS
IMAGE ARE GENERAL REPRESENTATIONS AND SHOULD
NOT BE USED FOR ANY LEGAL DOCUMENTATION,
BOUNDARY DETERMINATIONS, OR OTHER PROPERTY-
RELATED ISSUES. BUFFALO COUNTY IS NOT RESPONSIBLE
FOR ANY USE OF THIS DATA. ALL DATA IS DISTRIBUTED IN
"AS IS" FORMAT WITH NO GUARANTEES OR WARRANTIES.

GILMANTON

T.23N.-R.11W.

SEE PAGE 12



SEE PAGE 26



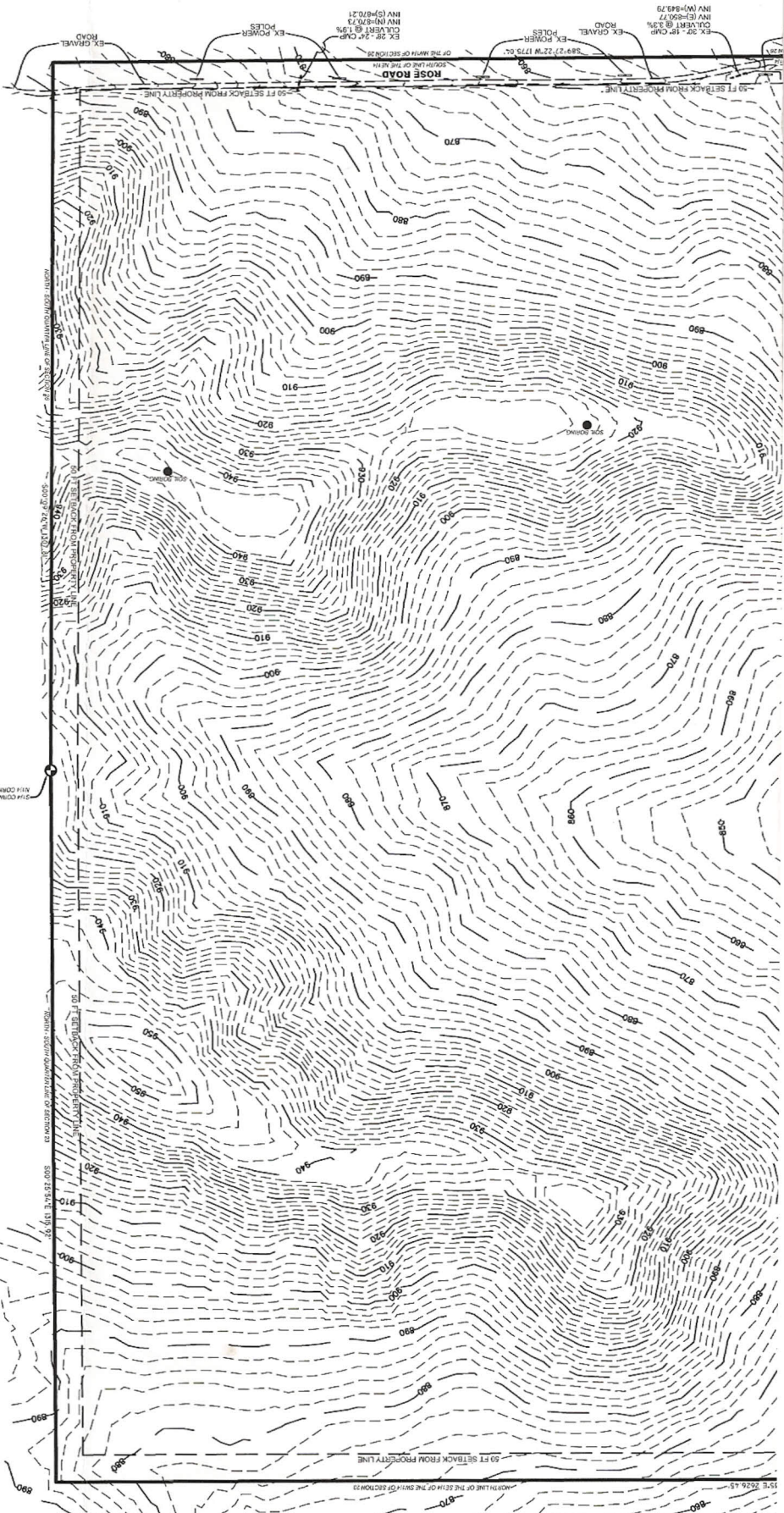
0 ————— 0.2 Mi
0 ————— 1000 Ft

Exhibit D
Property Boundary



0 ————— 0.2 Mi
0 ————— 1000 Ft

Exhibit E
Plant/Mine Location



PROJECT:

MINING AND WASH PLANT PROJECT
R&J ROLLING ACRES, LLC
BUFFALO COUNTY, WISCONSIN

EXISTING SITE CONDITIONS PLAN

CONCEPT OFFICE

406 Technology Drive East
Suite A
Menomonee, WI 54751
Tel: 715-232-4400
Fax: 715-232-4492
mrc@rjrolling.com

PLANNING OFFICE

2320 Dolbe Street
Suite 101
Indian, WI 54016
Tel: 715-881-2277
Fax: 715-881-3583
ltden@rjrolling.com

Auth. Consulting/associates

CFBSI DESIGN-BUILD
CEDAR FALLS BUILDING
LTD. INC.
700 Bay Street, Suite 201
Cedar Falls, WI 54601
Tel: 715-232-4400
Fax: 715-232-4492
mrc@rjrolling.com

DRAWN BY: KIJ

CHECKED BY: KIJ

DATE: 03/06/12

DWG FILE: 556-xst6

REF FILE: 556-001

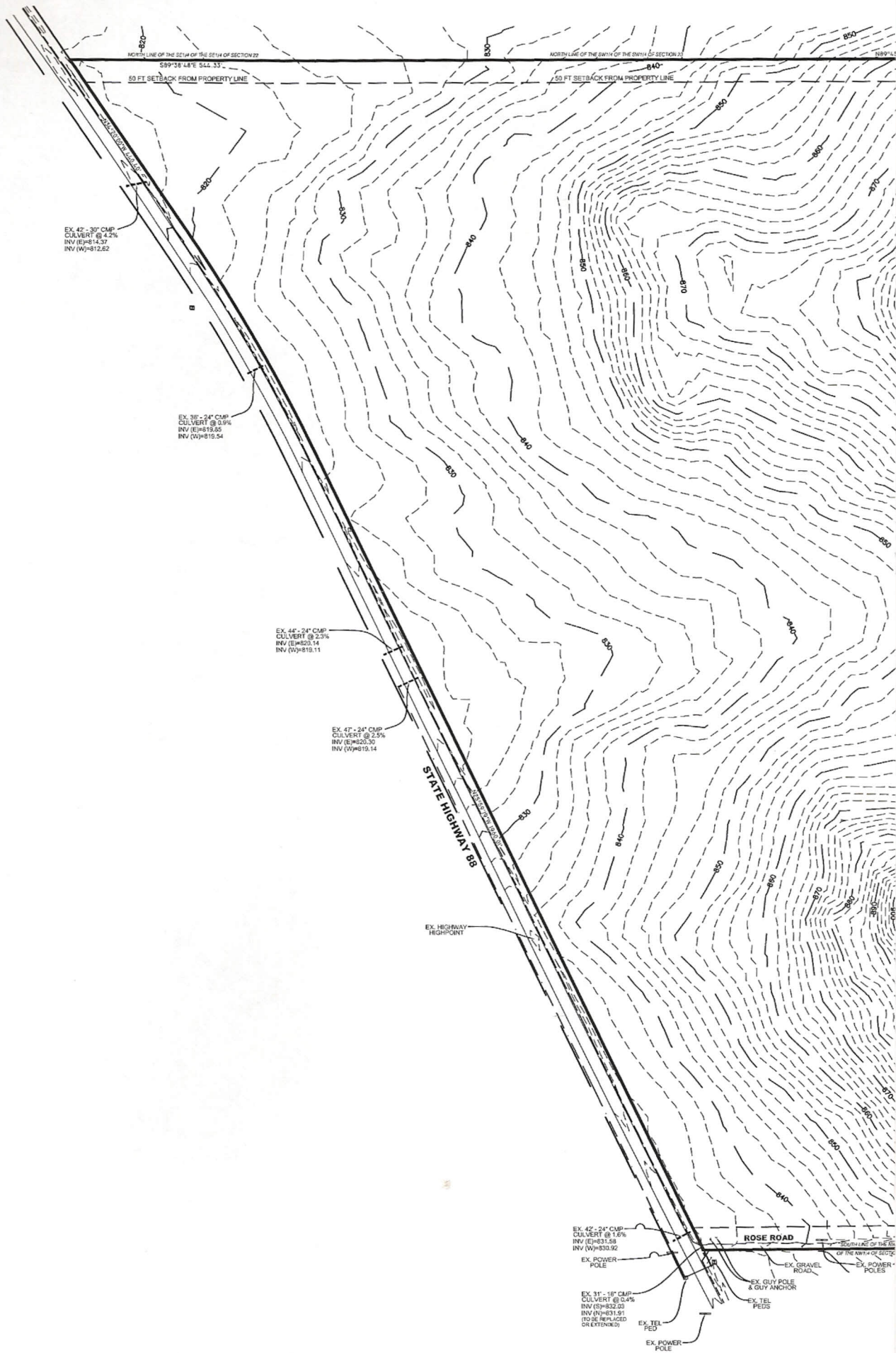
JOB NUMBER: 556-001

RELEASED FOR REVIEW

REVISION DESCRIPTION:

NAME: KIJ

DATE: 03/06/12





50 FT SETBACK FROM PROPERTY LINE

50 FT SETBACK FROM PROPERTY LINE

EX 42" - 30' CMP
CULVERT @ 4.2%
INV (E)=814.37
INV (W)=812.52

EX 36" - 24' CMP
CULVERT @ 5.0%
INV (E)=815.82
INV (W)=815.54

EX 48" - 24' CMP
CULVERT @ 2.5%
INV (E)=820.14
INV (W)=819.11

EX 42" - 24' CMP
CULVERT @ 2.5%
INV (E)=820.30
INV (W)=819.14

STATE HIGHWAY 88

EX HIGHWAY
MIDCUT

EX 42" - 24' CMP
CULVERT @ 1.0%
INV (E)=831.55
INV (W)=830.52

EX POWER
POLE

EX 31" - 18' CMP
CULVERT @ 0.4%
INV (E)=832.03
INV (W)=831.01
TO BE REPLACED
OR EXTENDED

EX POWER
POLE

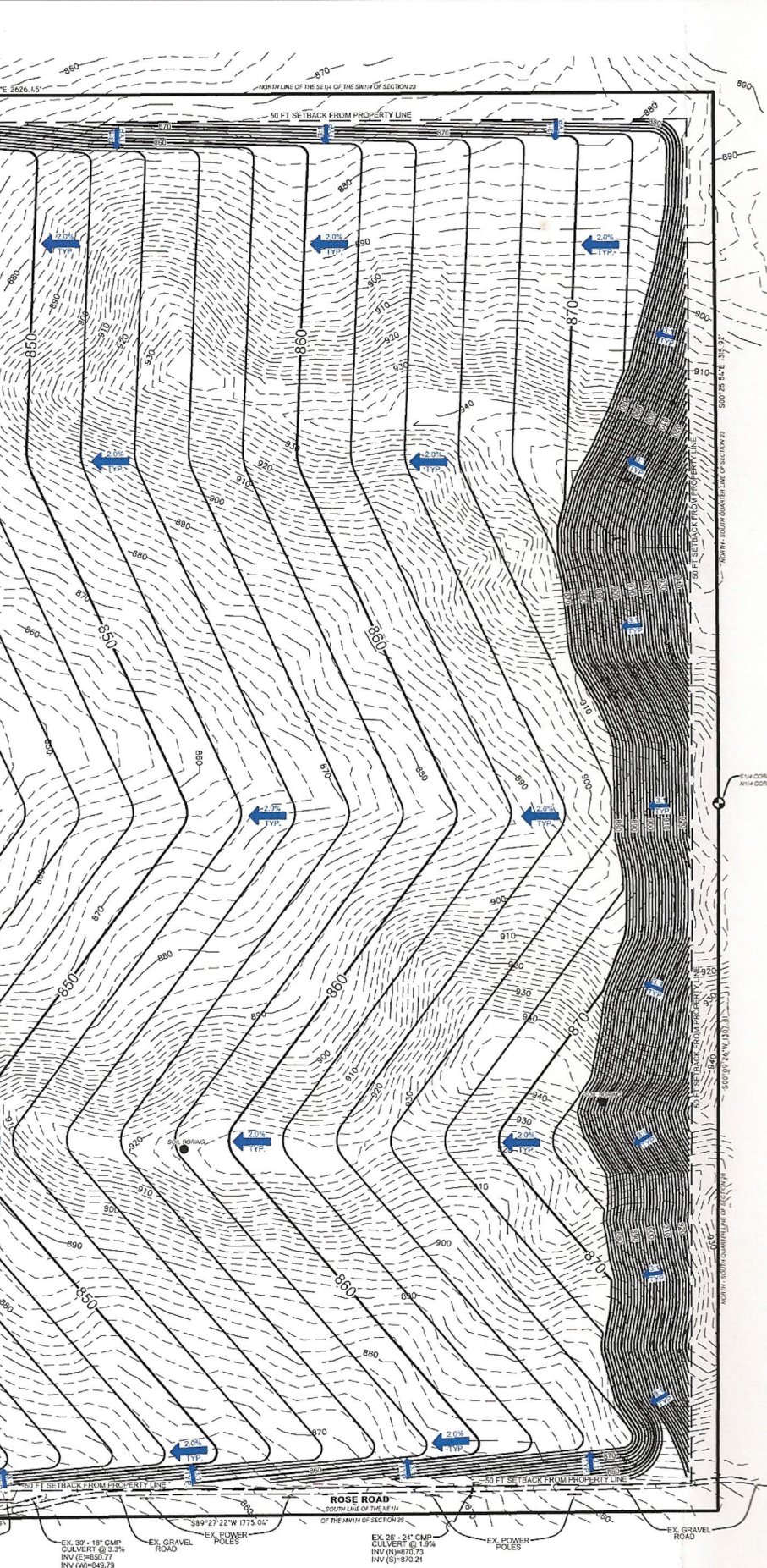
ROSE ROAD

EX GRAVEL
ROAD

EX GUYPOLE
& GUY ANCHOR

EX FEE
PLOT

BOUNDARY
LINE OF THE
STATE HIGHWAY
RIGHT-OF-WAY



SCALE:
0 75 150 300



<p>SHEET NO: C2.0</p>	<p>PROJECT: MINING AND WASH PLANT PROJECT R&J ROLLING ACRES, LLC BUFFALO COUNTY, WISCONSIN</p>	<p>Auth. Consulting/associates</p>	<p>BRANCH OFFICE 2820 Balke Street Suite 101 Madison, WI 53716 Tel 715-381-5877 Fax 715-381-5838 info@authconsulting.com</p>	<p>CORPORATE OFFICE 406 Technology Drive East Suite A Menomonee, WI 54751 Tel 715-282-4400 Fax 715-282-9102 mat@authconsulting.com</p>	<p>CFBSI Cedar Falls Building 702 Main Street, Suite 200 Cedar Falls, WI 54601 Tel 715-253-5811 www.cfb.com</p>	<p>DRAWN BY: KLJ CHECKED BY: KLJ DATE: 03/06/12 DWG FILE: 556-plite REF FILE: 556-001 JOB NUMBER: 556-001 RELEASED FOR REVIEW: KLJ REVISION DESCRIPTION: NAME: KLJ DATE: 03/06/12</p>
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