

**APPLICATION FOR BUILDING PERMIT
TOWN OF BRIDGEPORT**

INSTRUCTIONS

Applications are to be completed and submitted (all copies) to the Zoning Administrator prior to beginning construction. All applicable fees, made out to "Town of Bridgeport" shall accompany the application (see fee schedule below). A copy of the blueprints or a detailed drawing and a scaled site plan shall also be included.

APPLICANT

Name Pattison Sand Company, LLC Address 701 First Street, Clayton, IA 52049
Phone (563) 964-2860

BUILDER

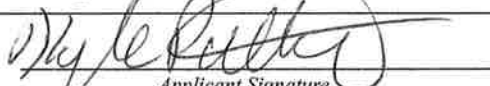
Name Same Address _____

PROPERTY

Owner See attached Address STH 60, Prairie du Chien, WI
Legal Description See attached
Current Zoning Agricultural District

PROPOSED CONSTRUCTION

Structure type and intended use Non-metallic Mining Site - Highway 60, Town of Bridgeport, WI - see attached



Kyle Pattison, Member

October 17, 2012

Date

NOTES:

- Permit may be revoked if misrepresentation of any of the above information or attachment is found to exist
- Changes in the plans or specifications submitted in the original shall not be made without prior written approval of the Zoning Administrator.
- Compliance of all applicable local, county, state, and national codes is required.
- Permit is valid for a period of one year from approval date.

FEE SCHEDULE:

- Residential, agricultural, or conservancy districts - \$ 25.00
- Commercial and industrial districts (projects under 10,000 sq ft) - \$ 150.00
- Commercial and industrial districts (projects over 10,000 sq ft) - \$ 225.00 plus \$ 75.00 for each additional 10,000 sq ft

APPROVED _____ DENIED _____ Reason for denial _____

Zoning Administrator Date Permit No.

ATTACHMENT TO
Application For Conditional Use Permit (CUP)
Town of Bridgeport
Crawford County, Wisconsin

October 22, 2012

Applicant:

A. Operator: Pattison Sand Company, LLC

Pattison Sand Company, LLC
An Iowa Limited Liability Company
Registered to do business in the State of Wisconsin
701 First Street
Clayton, Iowa 52049
563-964-2860 phone
563-964-2616 fax
Attn: Kyle Pattison, Member/Manger.

B. Landowners:

- a. *Rodney and Sandra Marfilius-608-326-8673*; 57841 STH 60, Prairie du Chien, Wi., consisting of a total of 108 acres more or less south of STH 60, with the possibility to **mine 43.2 acres and to Reclaim 65.8 acres.**
- b. *Lee and Joan Pulda-608-412-3574*, 57565 STH 60, Prairie du Chien, Wi., Consisting of a total of 162 acres more or less south of STH 60, with the possibility to **mine 73.1 acres and to reclaim 100.00 acres.**
- c. *Earl and Amber Pulda-608-326-5167*, 57297 STH 60, Prairie du Chien, Wi.
Consisting of a total of 35 acres, more or less, with the possibility to **mine 11.6 and reclaim 12.2 acres.**

Summary: Total Site acreage of the mine is estimated to be 305 acres with mining activities possibly disturbing approximately 178 acres (including Reclamation and Mining acres) of the 305 acres with 127.9 acres of those 178 acres being the proposed possible mined area.

Note: Any reference to the Flansburgh parcel in the Reclamation Plan should be deleted. The Operator was unable to negotiate a lease at this time with the Flansburghs. The Flansburgh property may be added, and a permit may be requested at a later date.

See Attachment for Legal descriptions – hereinafter “*Property*”)

- C. Proposed Conditional Use:** Pursuant to the attached Reclamation Plans (See Attachment), the Operator is proposing to mine the 127.9 acres of the above referenced property over a possible

total period of sixty (60) years. The mining may be commenced on more than one property. The mining would be done in approximately ¼ acre phases. The proposed phases will each be a “stairstep” to the final completed reclaimed area. The Reclamation will be completed in 5-10 acre phases. All properties will be reclaimed to Agricultural land. The mining on the above properties will only take place on the South side of STH 60 with a current setback of at least 500 feet from the Wisconsin River. Most of the operations will be shielded from view from the Highway by the natural topography, and the trees along the Highway will remain wherever possible, except at the newly constructed driveway. The Operator has applied for and permits are currently pending with the Lower Wisconsin State Riverway Board. There are no residential areas being mined; all mining will be on Agriculturally zoned property. An endangered resource review was completed for the mine site by Wisconsin DNR-Bureau of Endangered Resources. The Reclamation Plan’s Appendix C presents the results of the review. There are several archeological sites and wetland areas, all of which will not be mined and the mining areas have been delineated to not include those areas. None of the proposed mined property is located in a Floodplain. Further details are contained in the Reclamation Plan attached hereto and incorporated herein.

**** Regarding the number of acres to mine and the exception to the 1 year non existing use:** Pursuant to the attached Reclamation Plan (see **Reclamation Plan and MAPS**), the Applicant requests an exception to Section 6.05(7) of the Bridgeport Township Zoning Code- in which the activity under which a CUP is issued must be commenced within 1 year from the date of issuance, as this is an Industrial Sand Mining Operation over three (3) contiguous properties (Property) that will be mined in ¼ acre phases and which are under Leases for an initial term of either Ten (10) or Twenty (20) years with the right to extend for total terms of forty five (45) to sixty (60) years. **Therefore, applicant respectfully requests that the Application be granted based on the exception that if any of the Property under the CUP is not mined for a period of 1 year after the granting of the permit, that the same shall still be considered an “existing use” that is considered active, and the non mining of certain areas shall not terminate the CUP, but the permits shall equal the term of Sixty years, if necessary, per the Operator’s mining plans.**

- D. **Current Zoning:** Pursuant to the attached Bridgeport Township Zoning Map, (see **Bridgeport Zoning Map**) ALL 3 contiguous parcels are located in the **Agricultural District** and therefore, pursuant to Chapter 6, Section 6.03 (3)(2) of the Bridgeport Township Zoning Code, the properties are all *zoned Agricultural*.
- E. **Fees:** Fees under Section 6.04(3)(e) for a Conditional Use Application permit is \$150. and the fee is attached to the letter that accompanies this Application payable to the Town of Bridgeport. No road permits are sought, only driveway access. The Operator is in receipt of an access permit from the Department of Transportation for a driveway onto STH 60 from the Marfilius parcel. A copy of the DOT Application, Permit and Map are attached to this CUP Application.

If the town determines a road permit and accompanying fee is necessary from the Town, please advise the Applicant Operator. Further, if the Town considers the proposed Driveway to be a Road the Applicant will post the Retainer fee of \$500.00 upon request by the Town Board or Planning Commission.

- F. **CONDITIONAL USE PERMIT: (For relevant portions of the Zoning Code see Attachment:** Pursuant to Chapter 6, Section 6.03 (3)(2)(b)(ii) of the Zoning Code, the establishment or opening of any open pit, mining or quarrying operation; sand or gravel excavations; aggregate crushing, screening, drying or stockpiling operation--- **are allowed uses in the Agricultural District as a Conditional Use.** Pursuant to Section 6.05 of Chapter 6 of the Zoning Code the Applicant applies to the Town Planning Commission after review and public hearing to authorize the Temporary Acting Zoning Administrator to issue a Conditional Use Permit for the conditional use of the extraction of Jordan Sand, and other non metallic minerals from the Property, pursuant to the attached Reclamation Plan.

Under Section 6.05 the mining is in keeping with the intent of this Ordinance and the Town's Comprehensive Plan. Section 6.05 further requires that the conditional uses "are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the Town." In following the safe and prudent mining practices and the legal requirements of NR 135, the Operator will be able to keep this conditional use from being hazardous, harmful, offensive or adverse to the environment. The Operator's mining plans are not within 500 feet of the Wisconsin River. There are no residential areas being mined; all mining will be on Agricultural property. There are no archeological sites or wetlands that will be mined on the property proposed for the conditional use permit.

Pursuant to the Standards set forth in Section 6.05(4), the Operator feels that the establishment, maintenance and operation shall be in strict conformance with the requirements of the ordinance. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair property values in the neighborhood. The property is to be reclaimed to Agricultural land. The mining will be a minimal disturbance on neighboring properties, as these are 3 contiguous parcels, and mining will only take place on the south side of STH 60.

The Operator plans to use all aspects of prudent mining practices, including utmost safety. The operation is planned for 7 days per week, 24 hours per day – with the late nights being used to minimize daylight truck traffic. Safety features will be built into the property driveway to assure the safest possible access for trucks and STH 60 traffic. See Visual Triangles below. The operation will be shielded from view by using the natural topography when possible. The natural topography and trees along the highway will remain where possible to minimize the visual impact and reduce the noise of the project. The Operator's Plan affords the Operator the flexibility, pursuant to MSHA requirements, to mine from different areas at different times in order to minimize visual and noise impacts to adjacent property owners.

Under the General Restrictions in Section 6.07 of the Ordinance:

6.07(2) Erosion Controls – All prudent erosion control measures shall be used to offset any unnecessary or unredeemable erosion from the site. Practices will be put in place to ensure that all stockpiled material will have a minimized impact on the surrounding area by entering into practices to prevent dust and erosion. For instance, all trucks will be covered during transportation to and from the site. All sites will be reclaimed pursuant to Wisconsin DNR CH 135 using the most prudent practices, after consultation with the Landowners.

6.07(3) All setbacks from STH 60 – shall be maintained from 110 feet from the centerline or 50 feet from the right way of line, whichever is greater. The Operator's setbacks for Scenic Easement purposes on STH 60 are greater than the Scenic Easement setbacks in the maps from the DOT. This project will have NO work performed within those STH 60 Scenic Easement DOT boundaries, with the exception of the construction of the driveway on the Marfilius property, and its use for access, as indicated in the DOT plans and permits attached.

6.07(4) Visual Clearance Triangles will be constructed to provide greater safety and to minimize all traffic impact on the driveway installed on the Marfilius property for which a DOT permit has been obtained. A modification to the Earl Pulda driveway may be made in the future, if necessary and a DOT permit will be applied for at that time, if ever. No new roads will be built. Internal passage ways will be laid out in the mined areas for use while operating the mining project.

6.07(5) All driveways entering onto STH 60 that will be built per the attached Reclamation Plan and shall not exceed a 12% slope. There are no structures planned at this time in this project.

6.07(10) The Operator shall follow any parking restrictions established by the Town Plan Commission.

Under Section 6.08 the Operator shall comply with all applicable Performance Standards.

The Operator shall comply with:

(3) Refuse – There shall not be any refuse generated from the site, except minor garbage that will be hauled away. All materials that are stockpiled on the property shall be reclaimed into the properties per the Reclamation Plan, or used for driveway and internal passage ways referred to above.

(4) Off street loading: Off street loading spaces or berths shall be available for all trucks to load on the project mining site. These will essentially be the passageways that are developed on site. The passageways will follow the mining progress. There will be no loading on STH 60.

(5) All traffic shall be controlled in accordance with the applicable DOT permit issued for the property. A copy of the DOT permit and application to the DOT are attached to this CUP application.

(6) Drainage: No drainage should be necessary, as the site will not have a well or water of any type at this time. The site will be internally drained other than a minor amount from the driveway access, following prudent erosion control practices. A Storm Water Pollution Prevention Plan is being developed and will be submitted to the DNR, after the Conditional Use Permit is granted, as required by state law. A determination will thereafter be issued by DNR.

(7) Maintenance: Any temporary structures placed by Operator on this project to be used for office or storage on the site will be maintain by Operator in a safe and clean condition. When the project is completed, all temporary office or storage structures will be removed.

(8) Industrial Standards: Although this is not an Industrial Zoning District, the Operator shall maintain compliance with all applicable Industrial Standards of the Ordinance, including:

- a. Explosives: All blasting shall be carried out in a safe and prudent fashion, under Wisconsin DNR regulations by Blasting Operators licensed to do business in said industry.
- b. Vibration: no vibrations shall exceed the safe range of Table 7 – US Bureau of Mines Bulletin No. 442., without Town permission.
- c. Screening: No mining will take place in the areas zoned Residential. The operation will be shielded from view by using the natural topography when possible. The natural topography and trees along the highway will remain where possible to minimize the visual impact and reduce the noise of the project.
- d. Industrial Waste : There shall be no industrial waste generated from said site.
- e. Radioactivity: No radioactivity shall be emitted on said site.
- f. Odor: There should not be any odors emitted from said site.
- g. Toxic or Noxious Matter: There will be no discharge of any source (toxic or noxious matter) on said site, or to adjacent properties.
- h. Glare: There should not be any glare emitted from the site to areas surrounding the mine. For safety reasons, the mine will be illuminated at night and the lights will be directed within the site to minimize the view from surrounding properties.
- i. Heat: There shall be no heat emitted from said site.
- j. Dust: The operator follows the DNR rules for Particulate matter emission under NR 415.075, and will be submitting to the DNR an air permit request with supporting documentation included in the onsite Fugitive Dust Control Plan after the CUP is granted. A determination will thereafter be made by DNR.
- k. Ash: No ash shall be emitted from said site, except minimal amounts may be emitted during periods of brush burning.
- l. Smoke: No smoke shall be emitted from said site, except minimal amounts may be emitted during periods of brush burning.

- m. Sound: Per Operator’s Safety Director- Relative to industrial sound level requirements given in relation to Octave bands--- that is not what the industry measures; meeting the decibel (dB) levels listed in the Town Ordinance table would be almost unattainable in any environment. Equipment manufacturers give sound output from their equipment measured in dBs so there is no easy way to determine Octave band sound levels with industry equipment. Pattison Sand Co., LLC (PSC) shall use its best management practices to keep noise from nonmetallic mining activity at or below sixty-seven (67) decibels (dBA) at the property boundaries, except blasting activities and haul trucks entering and leaving the site. These practices include, but are not limited to, the use of back up alarms and properly maintained mufflers on mining equipment.

PSC shall use guidelines as set forward by the Federal Highway Administration (FHWA) Noise Abatement Criteria (NAC):

The FHWA NAC are objective absolute noise levels for varying land use categories where an impact is triggered. Traffic noise impacts occur based upon the definitions contained in 23 CFR 772.5. If impacts are identified, noise abatement measures must be considered and, if found to be feasible and reasonable must be implemented.¹

Table 5 : 23 CFR, Part 772, Table 1 Noise Abatement Criteria (NAC) Hourly A Weighted Sound Level in Decibels (dBA)

Activity Category	$L_{eq}(h)$	$L_{10}(h)^2$	Analysis Location	Description of Activity Category
A	57	60	Exterior	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B ³	67	70	Exterior	Residential.
C ³	67	70	Exterior	Active sport areas, amphitheatres, auditoriums, campgrounds, cemeteries, day care centers, hospitals, libraries, medical facilities, parks, picnic areas, places of worship, playgrounds, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, recreation areas, Section 4(f) sites, schools, television studios, trails, and trail crossings.
D	52	55	Interior	Auditoriums, day care centers, hospitals, libraries, medical facilities, places of worship, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, schools, and television studios.
E	72	75	Exterior	Hotels, motels, offices, restaurants/bars, and

				other developed lands, properties or activities not included in A–D or F.
F				Agriculture, airports, bus yards, emergency services, industrial, logging, maintenance facilities, manufacturing, mining, rail yards, retail facilities, shipyards, utilities (water resources, water treatment, electrical), and warehousing.
G				Undeveloped lands that are not permitted.

1. ¹Either $L_{eq}(h)$ or $L_{10}(h)$ (but not both) may be used on a project.
2. ²Either $L_{eq}(h)$ and $L_{10}(h)$ Activity Criteria values are for impact determination only, and are not design standards for noise abatement measures.
3. ³Includes undeveloped lands permitted for this activity category.
4. L_{eq} is the equivalent *steady-state* sound level which in a stated period of time contains the same acoustic energy as the time-varying sound level during the same time period, with $L_{eq}(h)$ being the hourly value of L_{eq} .

Please note, PSC has conducted noise monitoring in surrounding residential areas at the Boscobel quarry and the Prairie du Chien rail load-out. Noted results were less than existing highway traffic noise and do not exceed FHWA thresholds.

6.08 (19) (h) Inspections: If any Inspections are required by the Town, the Operator shall pay the actual costs of the inspection fee.

6.08(19)(i) Insurance: The Operator currently has insurance in the following amounts:

(1) Commercial General Liability,

Including coverage for premises and operations, independent contractors, products & completed operations and contractual liability:

Bodily Injury & Property Damage - Each Occurrence	\$1,000,000
Personal Injury & Advertising Injury - Per Person	\$1,000,000
General Aggregate on the Above	\$2,000,000
Products & Completed Operations General Aggregate	\$2,000,000

(2) Business Automobile,

Including coverage for all owned, non-owned and hired automobiles:

Bodily Injury & Property Damage – Each Accident	\$1,000,000
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(3) Workers Compensation and Employers Liability,

Including coverage for Occupational Diseases

Part 1- Workers Compensation Benefits	Statutory
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Employers Liability:

Bodily Injury Each Accident	\$500,000
Bodily Injury by Disease Policy Limit	\$500,000
Bodily Injury by Disease Each Employee	\$500,000

MISCELLANEOUS:

Neither the Crawford County Floodplain, Shoreland or Wetland Ordinances apply to this proposed project. Under the County Ordinances, a Floodplain is defined as: The land which has been or may be hereafter covered by floodwater during the regional flood. The floodplain includes the floodway and the flood fringe as those terms are defined in Ch. NR 116, Wis. Adm. Code. None of the property to be mined in this proposed project is located in a floodplain.

Navigable Waters. Is defined as: All natural inland lakes within Wisconsin and all streams, ponds, sloughs, flowages and other waters within the territorial limits of this State, including the Wisconsin portion of boundary waters which are navigable under the laws of this State, under §144.26(2)(d), Wis. Stats., notwithstanding any other provision of law or administrative rule promulgated thereunder. Any areas with notable waterways on any of the parcels will not be included in the mined area. See Reclamation Plan and Letter dated October 4, 2012 from Stantec Consulting Services, Inc.

The County Shoreland ordinances required under §59.971, Wis. Stats., and Ch. NR 115, Wis. Adm. Code, do not apply to the project. The term *Ordinary High Watermark* is defined as: the point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics. The Shoreland Ordinance only applies to

lands within the following distances from the ordinary high watermark of navigable waters: 1,000' from a lake, pond or flowage; and 300' from a river or stream or to the landward side of the floodplain, whichever distance is greater. Please note that the entire project is designed to be at least 500 feet from the Wisconsin River. Therefore, the Shoreland Ordinance does not apply. Additionally, since the set back is 500 feet from the Wisconsin River, no Chapter 30 permits will be required at this time.

The Operator is willing to consult with the Town Plan Commission and the Town Board to ensure that the Town of Bridgeport's requirements are being met.

Respectfully submitted:

Pattison Sand Company, LLC, Operator

By: Kyle Pattison
Kyle Pattison, Member.

The Landowners are signing this Application pursuant to the requirements under the Lease and Ordinances. The Liability for said project lies solely with the Operator, as defined in the Lease.

Landowners:

By: Rodney Marfilius
Rodney Marfilius

By: Sandra Marfilius
Sandra Marfilius

By: Lee A Pulda
Lee Pulda

By: Joan Pulda
Joan Pulda

By: Earl D Pulda
Earl Pulda

By: Amber Pulda
Amber Pulda

Exhibit "1" To Rodney Marfilus Lease

The land referred to in the Commitment is described as follows:

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 6, Township Six (6) North, Range Five (5) West, and the Northwest Quarter (NW1/4) of the Section 6, Township Six (6) North, Range Five (5) West, EXCEPTING THEREFROM a tract of land described as follows: Commencing at a point at the Northwest corner of said Northwest Quarter (NW1/4), Section 6, Township Six (6) North, Range Five (5) West and running from thence East 48.36 chains to the Northeast corner of said quarter section, thence South 40 chains to the Southeast corner of said quarter section, thence West 6.98 chains to a hickory stump near the corner of the lane, thence North 26 1/4 deg. West 20.68 chains to the corner of a fence running westerly from lane, thence South 71 deg. West 3.20 chains along the above mentioned fence, thence North 22 1/4 deg. West 7.06 chains to a point just across the public highway, thence South 61 deg. West 7.00 chains to a point just across private road, thence North 30 1/4 deg. West 10.05 chains to corner of fence running Westerly from private road, thence South 65 deg. West 16.34 chains and to point intersecting the Western boundary line of said quarter section, thence North 18 chains along Western boundary line of said quarter section to place of beginning, and Excepting a certain right of way granted to Joseph Pulda by deed recorded in the Office of the Register of Deeds for Crawford County, Wisconsin, in Vol. 42 of Deeds, at Pg. 611, and Excepting therefrom that portion thereof conveyed by Amelia Marfilus to Earl Pulda by deed dated August 14, 1936, and recorded in the Office of the Register of Deeds for Crawford County, Wisconsin in Vol. 148 of Deeds, at Pg. 315, Except that part thereof previously conveyed to School District #2 of the Town of Bridgeport, Crawford County, Wisconsin.

EXCEPT LAND LYING NORTH OF STH HWY 60, TOWN OF BRIDGEPORT

Property Address: S7841 State Hwy 60, Prairie Du Chien, WI 53821

Tax Parcel No.: 12-002-0444-0000, 12-002-0445-0000, 12-002-0447-0000, 12-002-0451-0000

Legal Description - Earl D. Pulda

Property Address: S7297 State Highway 60, Prairie du Chien, WI 53821

Part of Government Lot Two (2), and Part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), and part of the Southwest Quarter of the Northeast Quarter (SW 1/4- NE1/4) of Section Six (6), Township Six (6) North, Range Five (5) West, located in the Town of Bridgeport, Crawford County, Wisconsin, legally described as follows: Commencing at Northeast corner of said Section Six (6); thence along the North line thereof, South 89°13'10" W 1,320.47 feet to the Northeast corner of said NW/NE; thence along the East line of said NW/NE, and of said SW/NE, South 1°10'48" E 1,604.32 feet to the point of beginning; thence continuing along the East line of said SW/NE, and of said Government Lot Two (2), S 1°10'48" E 1,586.63 feet to the Northerly right-of-way line of the Wisconsin Southern Railroad Line; thence along said right-of-way line, 608.64 feet along the arc of a 2,914.29 foot radius curve, concaved to the Southeast, the chord of which bears South 41°48'48" W 607.54 feet to the end of said curve; thence continuing along said right-of-way line, S 35°50'31" W 126.16 feet to the beginning of a 2,815.29 foot radius curve, concave to the Northwest; thence continuing along said right-of-way line, 297.12 feet along the arc of said curve, the chord of which bears South 37°32'37" W 296.98 feet; thence North 22°17'08" West 203.68 feet; thence North 21°53'35" West 644.41 feet; thence North 65°51'36" West 84.32 feet; thence North 41°43'09" East 264.36 feet; thence North 41°28'00" East 343.65 feet; thence North 15°01'08" West 228.21 feet; thence North 80°53'49" West 241.59 feet; thence North 03°24'02" West 246.98 feet; thence North 82°34'33" East 508.79 feet; thence North 19°09'21" East 271.18 feet; thence North 82°49'11" West 205.01 feet; thence North 07°39'38" East 240.87 feet; thence North 06°08'27" East 577.29 feet; thence North 09°38'17" West 349.45 feet to the arc of a 5,780 foot radius curve concave to the Northeast, on the Southerly right-of-way line of State Trunk Highway 60; thence along said right-of-way line, 66.76 feet along the arc of said curve, the chord of which bears South 89°00'42" East 66.76 feet; thence South 03°30'04" East 342.75 feet; thence South 04°56'59" West 572.27 feet; thence North 89°30'24" East 466.95 feet to the point of beginning. Parcel contains 34.90 acres and is subject to all easements, implied or recorded.

Tax Parcel No. 12-002-0439-0001

Exhibit "A1"
"Leased Premises" Legal Description – Lee A. and Joan C. Pulda

Property Address: 57565 State Hwy 60, Prairie Du Chien, WI 53821

As to parcel Numbers: 12-002-0438-0000, 12-002-0439-0000, 12-002-0453-0000

The Southwest Quarter of the Northeast Quarter; Lot No. Two (2) and the Northwest Quarter of the Northeast Quarter EXCEPTING however from said last described forty, all that part of said forty North of highway or road leading from Bridgeport to Wauzeka, all of said land being in Section Six (6), Township Six (6) North, Range Five (5) West; also EXCEPTING right-of-way of the Chicago, Milwaukee and St. Paul Railway Company; all land hereby conveyed containing about 104 acres, more or less.

EXCEPTING

Part of Government Lot Two (2), and Part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section Six (6), Township Six (6) North, Range Five (5) West, located in the Town of Bridgeport, Crawford County, Wisconsin, legally described as follows: Commencing at Northeast corner of said Section Six (6); thence along the North line thereof, South 89°13'10" W 1,320.47 feet to the Northeast corner of said

NW/NE; thence along the East line of said NW/NE, and of said SW/NE, South 1°10'48" E 1,604.32 feet to the point of beginning; thence continuing along the East line of said SW/NE, and of said Government Lot Two (2), S 1°10'48" E 1,586.63 feet to the Northerly right-of-way line of the Wisconsin Southern Railroad Line; thence along said right-of-way line, 608.64 feet along the arc of a 2,914.29 foot radius curve, concave to the Southeast, the chord of which bears South 41°48'48" W 607.54 feet to the end of said curve; thence continuing along said right-of-way line, S 35°50'31" W 126.16 feet to the beginning of a 2,815.29 foot radius curve, concave to the Northwest; thence continuing along said right-of-way line, 297.12 feet along the arc of said curve, the chord of which bears South 37°32'37" W 296.98 feet; thence North 22°17'08" West 203.68 feet; thence North 21°53'35" West 644.41 feet; thence North 65°51'36" West 84.32 feet; thence North 41°43'09" East 264.36 feet; thence North 41°28'00" East 343.65 feet; thence North 15°01'08" West 228.81 feet; thence North 80°53'49" West 241.59 feet; thence North 03°24'02" West 246.98 feet; thence North 82°34'33" East 508.79 feet; thence North 19°09'21" East 271.18 feet; thence North 82°49'11" West 205.01 feet; thence North 07°39'38" East 240.87 feet; thence North 06°08'27" East 577.29 feet; thence North 09°38'17" West 349.45 feet to the arc of a 5,780 foot radius curve concave to the Northeast, on the Southerly right-of-way line of State Trunk Highway 60; thence along said right-of-way line, 66.76 feet along the arc of said curve, the chord of which bears South 89°00'42" East 66.76 feet; thence South 03°30'04" East 342.75 feet; thence South 04°56'59" West 572.27 feet; thence North 89°30'24" East 466.95 feet to the point of beginning. Parcel contains 34.90 acres and is subject to all easements, implied or recorded.

As to parcel Numbers: 12-002-0442-0000, 12-002-0443-0000, 12-002-0448 -0000, 12-002-0449-0000

Part of the NW1/4, Section 6-6-5 West, commencing at the Northwest corner of Section 6; thence East on the North line thereof to the Northeast corner of the NE1/4-NW1/4; thence South along the East line of said Section, 40 chains to the Southeast corner of said Quarter Section, thence West 6.98 chains to a hickory stump near the corner of the lane; thence North 261/4° West, 20.68 chains to the corner of the fence running West from the lane; thence South 71° W, 3.2 chains along the above-mentioned fence; thence North 221/4° West, 7.06 chains to a point just across the public highway; thence South 61° West, 7 chains to a point just across the private road; thence North 301/4° West, 10.05 chains to the corner of fence; running Westerly from private road; thence South 65° West, 16.34 chains to the point intersecting the Western boundary line of said quarter section; thence along the Western boundary line of said quarter section to the place of beginning.

A triangular piece of land containing approximately .06 acres located in the S1/2-NW 1/4 described as follows: Commencing at a point on the right of way of the new road at station 134 plus 80 of F. A. P. 106 reopened and extended, extending thence North 51°12' E along said right of way for 36 feet to the Northerly line of the grantor, thence Southerly along the property line between the grantor and the grantee for a distance of 143 feet, thence in a Northwesterly direction for 145 feet to the point of beginning. Gov't Lot 3, Section 6-6-5 West.

All of the above subject to and excepting therefrom any and all easements, rights of way and conveyance for highway and roadway purposes of record.

As to parcel Number: 12-002-0671-0000

Lot One of Certified Survey Map No. 494, recorded in the Office of the Register of Deeds in Crawford County, Wisconsin, in Vol. 3-CSM-177, as Document #: 227053. A part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section 6, Township 6 North, Range 5 West of the Fourth Principal Meridian, Town of Bridgeport, Crawford County, Wisconsin.

EXCEPTING

A parcel of land described as all that part of the NW1/4 of the NE1/4 of Section 6, T6N, R5W, (as described in Volume 429, Pg. 36 of the Crawford County Register of Deeds) lying within the following described traverse:
Commencing at the North Quarter corner of said Section 6; Thence S 27°39'01" E, 575.15 feet to the point of beginning; thence S 87°07'08" E, 501.89 feet to the point of curvature of a curve concave to the North with a radius of 5,629.58 feet (from said point the long chord bears S89°06'34" E, 391.08 feet) thence Southeasterly along the arc of said curve 391.17 feet; said point being the point of curvature of a curve concave to the North with a radius of 5,629.58 feet (from said point the long chord bears N87°24'00" E, 294.73 feet) thence Northeasterly along the arc of said curve 294.76 feet;

thence S89°07'36" E, 342.72 feet said point hereinafter referred to as point "B";

thence S07°33'09" E, 110.00 feet;

thence S74°27'04" W, 355.12 feet said point hereinafter referred to as point "C";

thence S86°24'00" W, 101.92 feet;

thence N73°35'41" W, 107.47 feet; thence S89°09'00" W, 253.91 feet;

thence S85°59'18" W, 253.76 feet;

thence N88°26'35" W, 649.07 feet to the point of curvature of a curve concave to the South with a radius of 1,769.31 feet (from said point the long chord bears S84°32'25" W, 513.33 feet) thence Southwesterly along the arc of said curve 515.14 feet;

thence S84°21'54" W, 241.22 feet;

thence S63°22'43" W, 334.78 feet;

thence S44°36'48" W, 393.72 feet;

thence S51°43'40" W, 130.00 feet;

thence S72°39'08" W, 182.00 feet;

thence S51°43'40" W, 322.14 feet;

thence N38°16'20" W, 175.00 feet;

thence N53°43'40" E, 722.14 feet;

thence N58°17'18" E, 732.25 feet;

thence N76°29'15" E, 317.99 feet;

thence N88°34'09" E, 623.47 feet to the point of beginning

All that part of Lot 1 of CSM No. 494 as described in Vol. 3-CSM-177 Doc. No. 227053 of the Crawford County Register of Deeds Office.

Said new right of way contains 2.3 acres, more or less. Also included herein is 1.51 acres more or less, lying within the existing right of way.

Also a permanent limited easement for the right to construct and maintain a drainage area, including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress as long as required for such public purpose including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, but without prejudice to the owners' right to make or construct improvements on said lands, or to flatten the slopes, providing said activities will not impair or otherwise adversely affect highway facilities within the right of way.

Said easement consists of land in Crawford County, Wisconsin described as all that part of the NW 1/4 of the NE 1/4 of Section 6, T 6N, R5W, (as described Vol. 429, Pg. 36 of the Crawford County Register of Deeds) lying within the following described traverses:

Commencing at the aforelocated point "C" and the point of beginning;
thence S04°06'00" E, 90.00 feet;
thence S86°54'00" W, 206.97 feet;
thence N02°06'00" W, 110.00 feet;
thence S73°35'41" E, 107.47 feet;
thence N86°24'00" E, 101.92 feet to the point of beginning.

Also a temporary limited easement for the rights to construct a driveway, including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress as long as required for such public purpose including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil. This easement is to terminate on the date the construction of this project is completed and the highway is open to the traveling public.

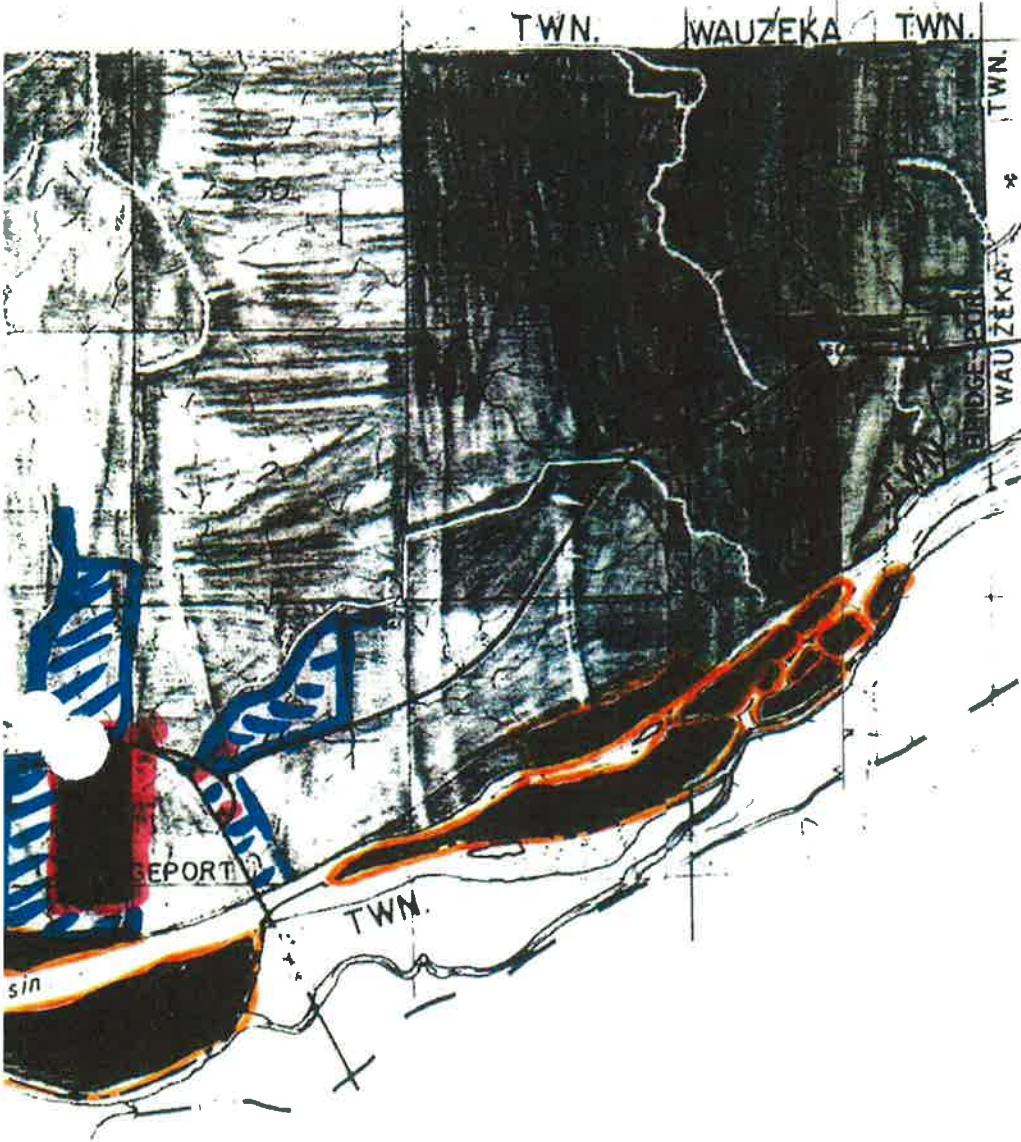
Said easement consists of land in Crawford County, Wisconsin described as all that part of the NW1/4 of the NE1/4 of Section 6, T6N, R5W, (as described Vol. 429, Pg. 36 of the Crawford County Register of Deeds) located Southerly from the following described reference line:

Commencing at the aforelocated point "B";
thence S07°33'09" E, 60.00 feet to the point of curvature of a curve concave to the North with a radius of 5,729.58 feet and a delta angle of 10°26'1.17" LT, thence Westerly along the arc of said curve 845.25 feet, to the point of beginning of the reference line; thence continuing along the arc of said curve 198.11 feet. Width of said parcel is a uniform 150 feet as measured Westerly from the point of beginning and at right angles to or radially from the above described reference line. EXCEPT THAT PORTION LYING NORTH OF STH 60, TOWN OF BRIDGEPORT, CRAWFORD COUNTY, WI.

Tax Parcel Nos.: 12-002-0438-0000, 12-002-0439-0000, 12-002-0442-0000, 12-002-0443-0000, 12-002-0448-0000, 12-002-0449-000, 12-002-0453-0000, and 12-002-0671-0000

CRAWFORD COUNTY TOWN OF BRIDGEPORT

ZONING MAP



APPROVED BY THE TOWN BOARD OF THE TOWN OF BRIDGEPORT
AS THE OFFICIAL ZONING MAP OF THE TOWN OF BRIDGEPORT
BY ORDINANCE NO. 65 ON THE 20TH DAY OF DECEMBER, 1978
AS AMENDED BY ORDINANCE NO. 1111-E ON THE 30TH DAY
OF JANUARY, 1982



APPROVED:
BY *Walter Schaub*
WALTER SCHAUB, TOWN CHAIRMAN
BY *Martin Schaub*
MARTIN SCHAUB, TOWN CLERK

PREPARED BY MISSISSIPPI RIVER
REGIONAL PLANNING COMMISSION
JOV 7/82

THIS BASE MAP WAS ORIGINALLY COMPILED BY THE
DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT
IN AUGUST, 1976