PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Conditional Use Permit

NO. CUP26-000015

APPLICATION DATE: 10/14/2026

PROPERTY OWNER: WENDLING QUARRIES INC

APPLICANT: Josh Binneboese

WORK DESCRIPTION: Quarry Expansion

SITE ADDRESS: 1575 Linn Johnson RD NW

PPROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0404101001	36.31	A - Agricultural
0403226001	36.48	A - Agricultural
0403201001	31.97	A - Agricultural
0403201002	3.64	A - Agricultural
0403276001	37.18	A - Agricultural
0403276002	1.81	A - Agricultural
0403251001	2.3	A - Agricultural
0403251002	37.7	A - Agricultural
0404176001	40	A - Agricultural

Planning, Development and Sustainability

913 S. Dubuque St. Iowa City, IA 52240

planning@johnsoncountyiowa.gov. 319-356-6083

https://www.johnsoncountyiowa.gov/pds

WENDLING

WENDLING QUARRIES, INC.
P.O. Box 230
DeWitt, IA 52742

October 14, 2026

Johnson County Planning, Development and Sustainability
913 S. Dubuque Street
Iowa City, IA 52240

RE: Conditional Use Permit Expansion Application – Four County Quarry
Existing CUP: CU1999001

Dear Johnson County Planning Staff:

Wendling Quarries, Inc. respectfully submits this application requesting an expansion of the existing Conditional Use Permit (CUP) for Four County Quarry, located in Johnson County, Iowa. The proposed expansion encompasses approximately 227 acres directly east of and adjacent to our current quarry operations. This expansion will allow for the continued extraction and processing of limestone aggregate, ensuring the long-term viability of the operation and its ability to serve the surrounding communities.

History and Existing Operations

Four County Quarry has been an established limestone mining operation since approximately the 1950s, representing more than 70 years of aggregate production at this location. Wendling Quarries assumed operations in 1995 and has continuously operated the quarry for more than 30 years.

The quarry currently operates under Conditional Use Permit CU1999001, which was most recently approved on August 17, 2022, and is valid through March 25, 2034.

Four County Quarry provides an important local source of crushed limestone and aggregate materials used in road and highway construction, concrete and asphalt production, agricultural applications, residential and commercial development, and other public infrastructure projects.

Existing quarry activities include limestone extraction through drilling and blasting, crushing and screening, material stockpiling, loading, and hauling. These activities are supported by established quarry infrastructure, including the existing entrance, scale house, stockpile areas, internal haul roads, and associated equipment.

Proposed CUP Expansion

The proposed expansion consists of approximately 227 acres immediately east of the existing quarry operations. The purpose of the expansion is to provide access to additional limestone reserves, allowing the quarry to continue operating well into the future.

As part of this application, Wendling Quarries is requesting a reduction of the required 1,000-foot setback to 500 feet within the proposed expansion area, as permitted for consideration under Johnson

County's zoning ordinance. We believe there is good cause for this modification based on the importance of efficient resource recovery, the continued demand for locally produced aggregate, and the ability to utilize existing quarry infrastructure while implementing measures to minimize impacts on neighboring properties.

As illustrated on the accompanying site plan, maintaining the full 1,000-foot setback would reduce the available mining area from approximately 195 acres to 145 acres, resulting in the loss of approximately 50 acres, or 26% of the otherwise available mining area. This represents a substantial portion of the property's potential limestone reserves that would be left inaccessible under the existing setback requirement. The limitation would shorten the productive life of Four County Quarry and accelerate the need to identify, acquire, and permit additional mining properties elsewhere to meet future aggregate demand.

The proposed expansion, incorporating the requested 500-foot setback, is estimated to provide approximately 45 years of continued operations. The continued availability of locally produced aggregate is particularly important given demand associated with residential and commercial development, public infrastructure improvements, and state and local road construction throughout the region. Maximizing recovery of the available reserves at an established quarry allows Wendling to continue utilizing existing access roads, scale facilities, processing areas, and stockpile infrastructure rather than prematurely developing additional mining operations elsewhere.

The accompanying site plan illustrates the proposed mining limits and the impact of the requested setback reduction.

The proposed expansion represents a continuation of the existing land use rather than the establishment of a new quarry or a substantial change in the nature of the operation.

All existing access points, scale facilities, stockpile areas, and associated infrastructure will remain unchanged. The expansion is not anticipated to increase daily customer or truck traffic, as production and distribution activities will continue to utilize existing facilities.

As mining progresses eastward, new perimeter berms will be constructed along the expanded quarry boundaries to provide visual screening and buffering for neighboring properties. As illustrated on the accompanying site plan, the berms will be vegetated with three rows of native evergreen and hardwood trees to enhance screening. Reclamation activities will be completed in accordance with applicable State of Iowa requirements.

As part of the expansion planning process, Wendling Quarries commissioned Emmons & Olivier Resources, Inc. (EOR) to complete a wetland delineation of the proposed expansion area. EOR conducted an on-site evaluation on June 4, 2026, and concluded that no wetlands or jurisdictional waterbodies were identified within the 213.6-acre study area. The study area is also located outside the mapped 500-year floodplain. The full Wetland Delineation Report, dated June 12, 2026, is included as a separate attachment to this application.

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Operational Information

Days and Hours of Operation

Normal quarry operating hours are Monday through Friday, 7:00 a.m. to 4:30 p.m., and Saturday, 7:00 a.m. to 12:00 p.m. The quarry is generally closed on Sundays. These established operating hours help limit quarry-related activity during early morning, evening, and weekend periods. Occasional extended hours may be necessary to accommodate specific projects, production demands, weather conditions, or other operational needs, subject to applicable permit requirements.

Number of Employees

The quarry typically employs two full-time employees. Additional personnel are present periodically during crushing, drilling, blasting, maintenance, and other production-related activities.

Parking Facilities and Site Access

The existing quarry provides two designated aggregate-surfaced parking spaces immediately east of the scale house for scale personnel.

An additional aggregate-surfaced parking area is located in the northwest portion of the existing stockpile yard, with capacity for approximately 25 vehicles. Typically, no more than 10 vehicles utilize this area at one time.

Existing site entrances, internal haul roads, circulation areas, and parking facilities will remain unchanged as part of the proposed expansion.

Customers and Truck Traffic

Four County Quarry primarily serves commercial contractors, governmental entities, agricultural customers, and other purchasers of construction aggregate. The maximum anticipated number of customer vehicles or commercial trucks on-site at any one time is approximately 10.

The proposed expansion is not anticipated to increase daily truck traffic or materially change existing traffic patterns, as it is intended to provide additional reserve capacity rather than increase the quarry's overall production levels.

Water, Wastewater, and Sanitary Facilities

The quarry utilizes a portable restroom for sanitary facilities and provides drinking water through water coolers. An existing well that is currently unused is also located along the quarry driveway.

Stormwater and groundwater encountered during quarry operations are managed internally through a sump cell located within the quarry pit. Water is collected, managed, and discharged in accordance with applicable regulatory permits and requirements.

Four County Quarry operates under Iowa Department of Natural Resources (DNR) Water Use Permit No. 1167 and National Pollutant Discharge Elimination System (NPDES) Permit No. IAG140318. These permits govern applicable water use and discharge activities associated with quarry operations.

The proposed expansion will utilize the existing approach to water management, with any necessary adjustments made as quarry development progresses and in accordance with applicable permit requirements.

Equipment and Operational Activities

Typical equipment utilized at Four County Quarry includes drills, excavators, wheel loaders, haul trucks, crushing and screening equipment, conveyors, and associated machinery necessary for aggregate production.

Primary activities consist of drilling, blasting, limestone extraction, crushing, screening, stockpiling, loading, and hauling. No additional types of industrial or manufacturing operations are proposed as part of this CUP expansion.

Signage

Existing quarry entrance signage and safety-related signage will remain in place. No additional commercial signage is proposed as part of the expansion. Additional operational or safety signage may be installed as necessary.

Community Investment and Neighboring Properties

Wendling Quarries recognizes the importance of operating responsibly and maintaining positive relationships with neighboring property owners and the surrounding community. Throughout our history at Four County Quarry, we have made efforts to minimize impacts associated with quarry operations while supporting local infrastructure improvements.

In 2022, Wendling relocated the quarry's main entrance and driveway farther east to redirect truck traffic away from nearby residences. This improvement was specifically undertaken to reduce traffic and dust impacts in front of neighboring homes and provide a more suitable access point for quarry operations. In 2026, Wendling paved the relocated driveway with asphalt to further reduce dust generated by quarry traffic. The existing entrance and driveway will remain unchanged as part of the proposed expansion.

Additionally, in 2025, Wendling Quarries donated aggregate materials for the asphalt paving of Linn-Johnson Road and Maple Grove Road. These improvements provided a benefit to the surrounding community by improving roadway conditions and significantly reducing dust associated with traffic on previously unpaved roads.

We understand that the requested reduction in the setback from 1,000 feet to 500 feet is an important consideration for neighboring property owners. Prior to the public hearing, Wendling Quarries intends to meet with affected neighbors to discuss the proposed expansion, explain the requested setback reduction, review the site plan, and address any questions or concerns they may have.

WENDLING

As part of these discussions, we will share information regarding the proposed berms, landscaping, existing operating hours, and other measures intended to minimize potential impacts. Where appropriate, we will also seek written statements of support or no objection from affected property owners to provide to the Board of Adjustment as part of its review.

Conclusion

Four County Quarry has been a longstanding part of the local economy and construction materials supply network for more than seven decades. Since assuming operations in 1995, Wendling Quarries has continued investing in the operation and surrounding infrastructure while working to be a responsible neighbor.

The proposed 227-acre expansion and requested reduction of the setback from 1,000 feet to 500 feet represents a logical progression of the existing quarry operation. The reduced setback would allow for more efficient recovery of valuable limestone reserves, extending the productive life of the quarry and reducing the need to establish additional mining operations elsewhere.

By continuing to utilize existing infrastructure, maintaining anticipated traffic levels, incorporating vegetated perimeter berms, and engaging with neighboring property owners, Wendling Quarries believes the proposed expansion can responsibly accommodate future aggregate needs while taking appropriate measures to address surrounding land uses.

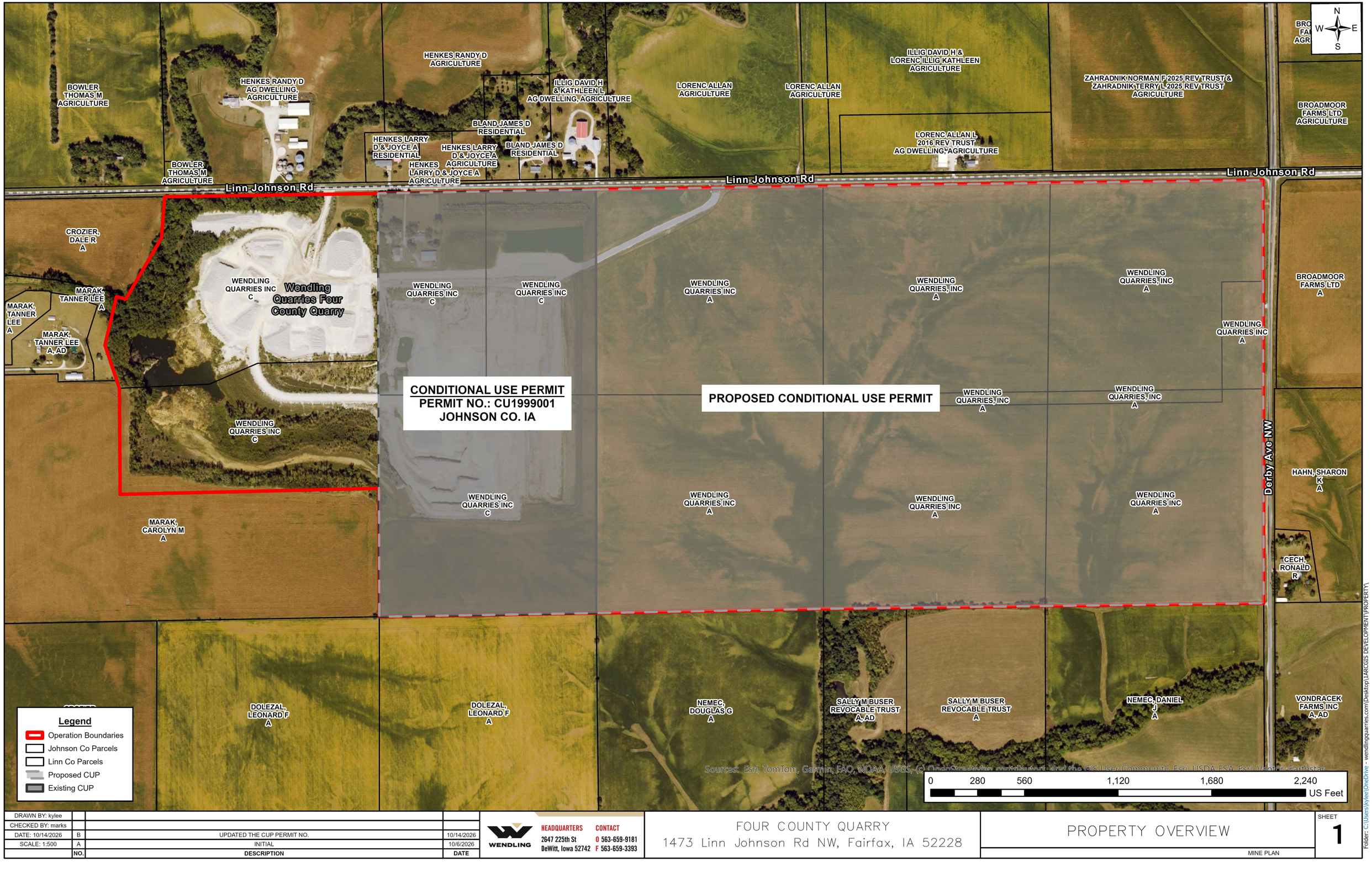
Maintaining a reliable local aggregate source helps reduce transportation distances and associated costs, supports efficient infrastructure development, and benefits public and private construction projects throughout Johnson County and the surrounding region.

We respectfully request Johnson County's consideration and approval of this Conditional Use Permit expansion, including the proposed reduction of the required setback from 1,000 feet to 500 feet. We appreciate the opportunity to work with County staff, the Board of Adjustment, and neighboring property owners throughout the review process.

Please feel free to contact me with any questions or requests for additional information.

Sincerely,

Josh Binneboese
Director of Property
Wendling Quarries, Inc.
563-221-2830



DRAWN BY: kylee			
CHECKED BY: marks			
DATE: 10/14/2026	B	UPDATED THE CUP PERMIT NO.	10/14/2026
SCALE: 1:500	A	INITIAL	10/6/2026
	NO.	DESCRIPTION	DATE

WENDLING
HEADQUARTERS
2647 225th St
DeWitt, Iowa 52742
CONTACT
O 563-659-9181
F 563-659-3393

FOUR COUNTY QUARRY
1473 Linn Johnson Rd NW, Fairfax, IA 52228

PROPERTY OVERVIEW

MINE PLAN

SHEET 1

Folder: C:\Users\kylee\OneDrive - wendlingquarries.com\Desktop\1ARCGIS DEVELOPMENT\PROPERTY\

SETBACK NOTES:
1. REQUESTED SETBACK: 500' FROM IDENTIFIED RESIDENCES.
2. EXISTING ORDINANCE STANDARD: 1,000'.
3. MODIFICATION REQUESTED PURSUANT TO UDO 8:1.24.V.6

LINN JOHNSON RD.

LINN JOHNSON RD.

DERBY AVE NW

DERBY AVE NW

50'

500'

1000'

50'

500'

1000'

50'

1000'

500'

50'

CONDITIONAL USE PERMIT
PERMIT NO.: CU1999001
JOHNSON CO. IA

DETAIL A

A'

A

LEGEND

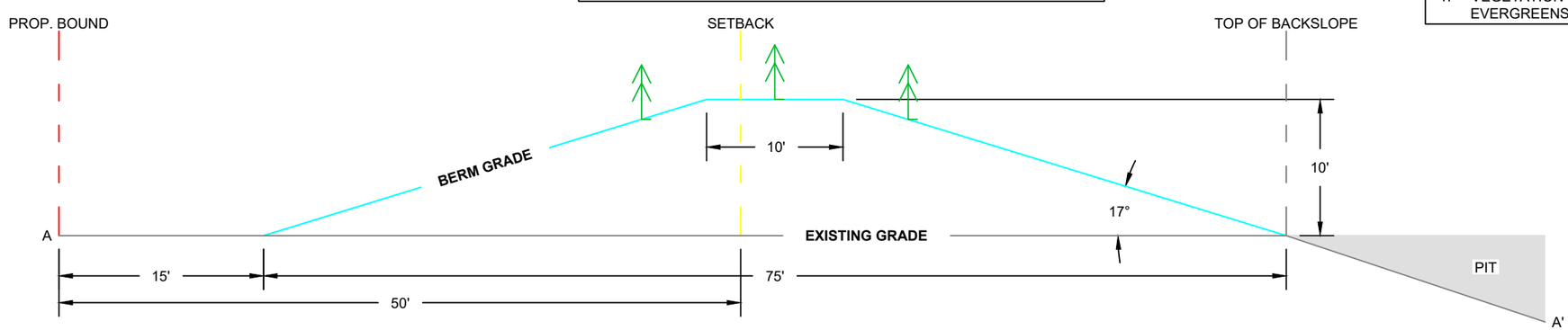
These standard symbols will be found in the drawing.

- VEG. SCREENING
- EX. ORD. STD.: 1,000'
- EX. ORD. STD.: 300'
- EX. ORD. STD.: 50'
- REQ. SETBACK: 500'
- SCREENING BERM
- PROP. BOUNDARY

0 500 1000 1500

N

TYP. SETBACK AND SCREENING CROSS SECTION



DETAIL A
SCALE: 1"=10'

VEGETATION SCREENING NOTES:
1. VEGETATION SCREENING WILL CONSIST OF 3 ROWS OF NATIVE EVERGREENS AND HARDWOODS FROM THE AREA.

DRAWN BY: KE	D	UPDATED SETBACK ADJACENT TO LINN-JOHNSON RD.	11/2/2026
CHECKED BY: MS	C	UPDATED SETBACK LINES	10/22/2026
DATE: 8/19/2026	B	UPDATED THE CUP PERMIT NO.	10/14/2026
SCALE: 1:500	A	INITIAL	10/6/2026
	NO.	REVISION DESCRIPTION	DATE

WENDLING
HEADQUARTERS
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F 563-659-3393

FOUR COUNTY QUARRY
1473 Linn–Johnson Rd. NW, Fairfax, IA 52228

SETBACKS SUMMARY

MINE PLAN

SHEET 2

CAD File:C:\Users\kyles\OC\ACCDocs\Wendling – Mine Services\Four County Quarry\Project Files\Mine Plan\Project\Four Co Mine Plan NEW.dwg Date Plotted: November 2, 2026 – 11:05 AM Plotted By: Kyle Emery

NOTES:

1. **YEARS OF OPERATION - 47 YEARS WITH 500' REQUESTED SETBACKS.**
2. OPERATIONS AREA WITH 500' SETBACKS: APPROX. 195 ACRES
3. OPERATIONS AREA WITH 1,000' SETBACKS: APPROX. 145 ACRES

3.1. REDUCTION - APPROX. 50 ACRES **(26% OF MINEABLE AREA)**

LINN JOHNSON RD.

DERBY AVE NW

FUTURE OPERATIONS AREA

DERBY AVE NW

0 300 600 900

LEGEND

These standard symbols will be found in the drawing.

- EX. ORD. STD.: 300'
- EX. ORD. STD.: 50'
- REQ. SETBACK: 500'
- SCREENING BERM
- PROP. BOUNDARY
- FUTURE OP. AREA
- REDUCTION AREA
- VEG. SCREENING

DRAWN BY: KLE			
CHECKED BY: MS	C	UPDATED SETBACK ADJACENT TO LINN-JOHNSON RD.	11/2/2026
DATE: 11/2/2026	B	UPDATE SETBACK LINES	10/22/2026
SCALE: 1:300	A	INITIAL	10/6/2026
	NO.	**REVISION DESCRIPTION**	**DATE**

WENDLING

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OPERATIONS OVERVIEW

MINE PLAN

SHEET 3

CAD File:C:\Users\kyle\OCVJCDocs\Wendling - Mine Services\Four County Quarry\Project Files\Mine Plan\Project\Four Co Mine Plan NEW.dwg Date Plotted: November 2, 2026 - 12:52 PM Plotted By: Kyle Emery