

Memorandum

To: Roger Lane, Zoning Administrator **Date:** 2-1-2021

From: Scott Anderson, P.E.

CC: Pam Andros, Senior Planner
Kathy Clark, Town of Vienna Clerk
Jacob Taff, Madison Sand & Gravel
Todd Violante, Director of Planning and Development

RE: CUP #2511
Madison Sand and Gravel

Per your recent memo dated January 5th, 2021 please see my client's responses to each concern raised.

1. Impact on private wells:

Per the original agreement done at the Town level, Madison Sand and Gravel (MSG) have agreed to test all five wells before the start of the project and on an annually basis. The well testing results will be sent to the Town prior to the required annual review meeting. If indeed well failure is found to be at fault by the actions of sand and gravel extraction, MSG will agree for full well replacement for that affected well. This stipulation was passed as part of the Town Board resolution on 9-21-2020.

2. Storm water:

This non-metallic mining operation is required to obtain a stormwater management permit by the WisDNR as part of the SWPPP application and at the County level through Land and Water Resources as part of the reclamation plan. MSG recently worked with the Town to improve the flow water under Norway Grove School Road to eliminate the past flooding issues that the right of way had previously experienced. A 48" culvert was added under Norway Grove to alleviate any drainage issues that they've had in the past in this area.

All runoff from the pit is self-contained and flows to the south, away from any affected residential properties.

3. Property Values:

MSG has been operating at this pit since 1971. It has been a known operating sand and gravel extraction for over 50 years. MSG has not heard of any complaints with property value assessments in the area.

4. Number of acres already disturbed:

Per the revised reclamation plan, the Holtan Pit (the adjoining pit to the west and to the south) has a total of 182.6 acres. 59.2 acres is reclaimed and 22.1 acres was reclaimed just this past November. With the new Kelley pit starting up at 30.5 acres, this is a net increase of 8.4 acres, which is well within the Town's cap of open active acres of non-metallic mining.

An updated mining area map is attached to this memo for your use.

5. Sand blowing onto adjacent lands:

Berms and watering trucks will be used to control the dust. During dry times in the summer the haul road will be watered down or covered in rock to eliminate the dust. The pit will be much lower in elevation than the nearby residential properties. MSG also just recently reclaimed over 16 acres of area near the CTH V right of way.

MSG have annual review meetings at the Town for the active Holtan Pit. This is the first time that they have heard of this complaint. Residents are more than welcome to attend any of these annual meetings or request a meeting to address any concerns.

6. Berms are aesthetically unpleasing:

The berms proposed are 8' in height with a 3:1 slope. This berm size is the Town of Vienna standard for all quarries within the Town limits. The berms are seeded for grass vegetation growth.

7. Current Noise:

MSG agrees to the suggested language to be amended to include the language "The operator shall use multi-frequency back-up alarms to minimize disturbance to surrounding properties, and trucks will be routed to avoid unnecessary back-ups" and to set an absolute, peak noise level of no more than 75 decibels (DbA) as measured from the property line.

8. Concerns about future expansion:

MSG agrees that the area would need to go through a rezoning process to be used for a commercial use. This use is not consistent with the Town's comprehensive plan and would have no chance of happening.

