



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

****SENT BY E-MAIL ONLY****

March 24, 2015

Sup. Patrick Miles, Chair
Dane County Zoning & Land Regulation Comm.
City-County Building Room 106B
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

RE: CUP 1059 – Review and Possible Revocation of Yahara Materials Concrete Batch Plant,
4315 CTH AB (E. Buckeye Road), Town of Blooming Grove

Dear Chairman Miles;

Thank you for the opportunity to provide comment on the Yahara Materials concrete batch plant located at 4315 CTH AB, Town of Blooming Grove.

As you are likely aware, the plant and the “Buckeye” quarry in which it is located are scheduled to be attached to the City of Madison pursuant to our 2006 cooperative plan with the Town of Blooming Grove, which establishes a North Phased Annexation Area that includes certain Town parcels located east of Interstate 39/90 and north of the northern Chicago & Northwestern Railroad not previously annexed or attached to the City by January 1, 2015, including the subject property. Attachment of the parcels in the North Phased Annexation Area will be effective at 12:01 AM on Monday, December 28, 2015 following adoption of an annexation ordinance by the Common Council no later than August 31, 2015.

Once the quarry and the other affected parcels are attached, the City will be responsible for enforcement of the zoning regulations for those properties. As such, we have been following the recent Dane County discussions on the quarry and the batch plant closely, as the regulations established by County on those uses will initially continue into the City upon attachment.

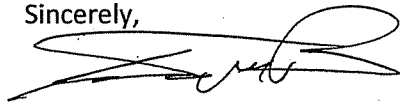
City staff is concerned that the existing batch plant appears to not have been operating in conformance with the 1993 conditions of its approval, and appreciate the efforts made to date by the County to bring the plant into compliance. As the County staff report notes, operation of the concrete batch plant should be reviewed so that it is compatible with the existing neighborhood (which is primarily located in the City) and with current traffic patterns on CTH AB/ E. Buckeye Road. The City would welcome any restrictions the Zoning & Land Regulation Committee might consider to ensure that the batch plant operates with the least impact possible on its surroundings, including limits on the hours of operation,

direction of travel for vehicles coming to and from the site, and practices to limit dust and loose aggregate from leaving the site.

If conditions of this nature cannot be applied to the existing conditional use permit at this time due to County zoning regulations or procedures, City staff would be supportive of the revocation of the existing conditional use permit with the understanding that new conditions could be applied to the plant as part of the consideration of a new conditional use request.

If you have any questions about this letter or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,



Timothy M. Parks
Planner

cc: Roger Lane, Zoning Administrator, Dane County
Natalie Erdman, Acting Director, Department of Planning and Community and Economic Development
Matt Tucker, Zoning Administrator, City of Madison
Rick Roll, Planner, Planning Division
Ald. Denise DeMarb, 16th District