

MEMORANDUM

TO: Town of Springfield Plan Commission
Town of Springfield Board Members
Mark Hazelbaker, Town Attorney

FROM: MSA Professional Services, Inc.

PREPARED BY: Joe DeYoung, PE

DATE DISTRIBUTED: June 29, 2016

PC DATE: July 11, 2016

SUBJECT: CUP #2351 - Yahara Materials is requesting approval of a Conditional Use Permit to operate a concrete batch plant.

Background Information

The applicant Yahara Materials is the current operator of the Meinholz Quarry located north of Greenbriar Road and east of US Hwy 12. They seek to locate a portable concrete batch plant within the quarry to supply concrete for DOT and municipal projects throughout Dane County.

A similar conditional use permit for this site was granted by the Town in 2010. The applicant is requesting renewal of conditional use permit 2141, which expires November 30, 2016. This request for a conditional use permit is for a ten (10) year time frame. All other conditions of the existing CUP #2141 will remain in effect.

Discussion

The proposed CUP #2351 is for a ten year time frame. The previously approved CUP #2141 was effective for just over a six year time frame (July 20, 2010 through November 30, 2016). The Town may wish to reduce the time frame of the proposed permit.

Aside from the time frame, this application is very similar to the 2010 application. The Town may wish to seek the opinions of neighboring property owners, Dane County and other interested parties as to how well the applicant performed under the conditions of the 2010 permit.

The Erosion Control and Stormwater Management Plan was not submitted with the application. This shall be provided by the applicant for review.

The applicant proposes to allow night time operations of the plant to accommodate the work schedules of construction projects. Applicant proposes that night hour production may occur between 7:00pm to 6:00am, and will be limited to a maximum of 100 nights per construction season.

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A copy of a letter to neighboring property owners was provided with the application however the letter did not contain information on the operating hours of the plant. Applicant shall provide letter to property owners indicating the hours of operation and plan for night time operations.

Recommendation

We recommend the Town delay approval of this Conditional Use Permit until further information inclusive to the Erosion Control and Stormwater Management Plan and a copy of the additional letter to neighboring property owners has been submitted to the Town. After review of this additional information should the Town of Springfield approve this Conditional Use Permit, we recommend the same conditions from the 2010 permit are included on this Permit, with the following modifications:

3. Condition #3 shall read: "Operations shall cease no later than November 30 [insert year the town approves the CUP to extend to]. The plant shall be removed within ten (10) days of cessation of operations. The applicant may reapply for a long-term Conditional Use Permit prior to expiration of this Conditional Use Permit."

This condition shall be adjusted per Town recommendation for permit time frame. The current submittal proposes a ten (10) year permit time frame.

4. Condition #4 shall be modified to dictate the hours of operation and limitations placed upon night time operations as approved by the Town.

12. Any comments by Town Attorney shall be addressed.

Please contact us with any questions you may have.

cc: Tim Geoghegan, Yahara Materials, Inc.