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May 16, 2016

Roger Lane  
Dane County Zoning Administrator  
Dane County Planning and Development Department  
City County Building, Room 116  
210 Martin Luther King Jr. Blvd  
Madison, WI 53703

RE: Response regarding concerns for conditional use permit for a non-metallic mineral extraction site at 6053 Highway 78

Dear Mr. Lane:

Below, please find the responses regarding the neighborhood concerns expressed at the May 10, 2016 Dane County Zoning and Land Regulation Committee public hearing for Conditional Use Permit #2338.


1. The quarry operation is dusty.
  - a. The application submitted by Yahara Materials, Inc. for CUP #2338 describes the measures taken to control dust. These measures include using spray bars on crushing equipment as necessary to control dust as the material is processed and spraying water on haul roads. A Fugitive Emission Plan is also included with the application for CUP #2338, which is also on file with the Wisconsin DNR.
2. There is an absence of trees on the berm.
  - a. Poplar trees have been planted on the berm along Highway 78. A picture of the berm and Poplar trees planted on the berm were included with the Staff Report for the May 10, 2016 Zoning and Land Regulation Committee meeting. Poplar is a native species to southern Wisconsin.
3. The quarry is noisy.
  - a. The primary operations of the site are conducted at the bottom of the pit. The sloped walls of the pit, along with the berms surrounding the pit, mitigate the noise that escapes the site. Yahara Materials, Inc. aims to keep the noise level at the boundary of the site no greater than 60 decibels.
4. There is a concern that the quarry operation will contaminate wells.
  - a. A hydrogeologic study was conducted by Vierbicher Associates, Inc. on the site in August 2001, and is included with the application submitted by Yahara Materials, Inc. for

CUP #2338. The study mentioned there is a low risk of groundwater contamination because no bulk storage of fuel or chemicals is allowed on site. The study referenced the detection of VOCs downgradient of the Mazo Land Disposal Landfill.

5. There is a concern that there is too much area opened at one time.
  - a. The current CUP for the site (CUP #1721) allow for 20 acres to be open at one time. As confirmed by the annual reclamation reports submitted to Dane County, Yahara Materials, Inc. is currently below the limit of 20 acres allowed to be open at one time. Yahara Materials, Inc. is requesting this limit be expanded to 30 acres because operational acreage will be lost as the water feature is developed on the site per the reclamation plan. The open area has been confirmed by a physical survey of the site, which is enclosed with this letter for reference.
6. The neighbors would like to see a buffer area.
  - a. A buffer area around the site currently exists in its natural state with Hwy 78 to the east of the site and a railroad track to the north and west. The owners of the property immediately south of the site, Andy and Shelly Olson, have submitted correspondence indicating they have no problems with the site.
7. The neighborhood would like to see the conditional use permit be reviewed every 5 years.
  - a. Yahara Materials, Inc. discussed the review of the permit with the Town of Mazomanie board members at February 8, 2016 Town Board Meeting. An initial term of 25 years was requested by Yahara Materials, Inc. but was reduced to 15 years per the request of the board members. The 15 year term was unanimously supported by the Town Board.

If there are any questions about this matter, please feel free to contact me at 608.849.0019.

Sincerely,

  
Tim Geoghegan  
Yahara Materials, Inc.

523800

SHADLER PIT

523600

523400

523200

523000

522800

100 ft

719600

719800

720000

720200

720400

720600

720800

721000

OPENED AREA = 14.46 ACRES  
(INSIDE LINES)

