

SAUK COUNTY BOARD OF ADJUSTMENT
February 25, 2010 Session of the Board

PRESENT: Linda White, Vice Chair, Acting Chair
Robert Roloff, Secretary
David Allen
David Wernecke, Alternate
Ron Lestikow, Alternate

ABSENT: Fred Halfen
Rich Vogt

STAFF PRESENT: Gina Templin
Steve Sorenson

OTHERS PRESENT: See individual appeal files for registration appearance slips.

Acting Chair White called the session of the Sauk County Board of Adjustment (BOA) to order at approximately 9:00 A.M. The Chair introduced the members of the Board, explained the procedures and the order of business for the day. The staff certified that the legally required notices had been provided for the scheduled public hearing. The certification of notice was accepted on a motion by Allen, seconded by Lestikow. **Motion carried 5-0.**

The Board adopted the agenda for February 25, 2010 meeting on a Motion by Allen, seconded by Roloff. **Motion carried 5-0.**

Motion by White, seconded by Allen to adopt the November 2009 minutes. **Motion carried 3-0 with Wernecke and Lestikow abstaining.**

COMMUNICATIONS:

The Board discussed the attendance and reimbursement of expenses of BOA members and planning staff at the Board of Review Seminar, Alliant Energy Center in Madison on February 18, 2010. Motion by Roloff, seconded by Wernecke, to approve the attendance and reimbursement of members and staff at the Board of Review Seminar, to be paid out of the Board of Adjustment expense account. **Motion carried 5-0.**

DISCUSSION: Alene Kleczak, Acting Corporation Counsel, appearing and discussed the Propp BOA case which is being appealed to the Supreme Court.

APPEALS:

- A. Grede Foundries, Inc. (SP-01-10) requesting a special exception permit to renew the permit to operate a private landfill.

Dave Lorenz, Environmental and Zoning Specialist, appeared and provided the history and background of the request as well as photos and a video of site. He also provided recommendations from the Town of Reedsburg, requiring that the Town Clerk receive a water analysis from test wells at a minimum of twice a year from Grede Foundries. He then provided recommendations by staff if the request is approved.

White asked if the boundaries have changed since the last request. Lorenz stated they have not.

White asked if regular inspections are done. Lorenz stated he has not inspected them since the last hearing, but was on site to take the photos.

Wernecke asked about deposits. Lorenz stated the only thing being deposited on the site is sand from the foundry use.

Wernecke asked again about the topography and drainage from the site. Lorenz stated that the only drainage from the site is going towards the southwest, which has a detention basin that is constructed to handle the flow.

David Williamson, appearing in favor of the request, representing Grede Foundries. He stated that the only thing going to that site is the waste sand from the facility itself. Nothing else is being deposited there and they are following all the requirements. He addressed the records from the water testing and the Town had previously requested no hard copies of records, but they will be forwarded by email in April and October every year.

White asked about changes in the wells. Williamson stated nothing significant, although there is fluctuation, but nothing significant enough to contact DNR.

White asked about water analysis. Williamson stated there was concern about lead, and the DNR is monitoring that on a regular basis.

Wernecke asked if DNR operates their own test wells. Williamson stated that they provide information to the DNR, which is done by an outside resource.

Wernecke asked again about the materials located on site. Williamson stated there is capping material there, but only waste material from the foundry sand itself.

Wernecke asked how the site fared with the flooding in 2008. Williamson stated they had overflow in the sediment pond, which was expected, but immediately addressed. He also spoke of regular maintenance and cleaning of the pond that takes place.

Wernecke asked where the pond drains to and if that water is ever tested. Williamson stated the water is tested every time they do their monitoring of wells.

White asked where the water goes when it is drained. Williamson explained there is an area just below that is meant for that.

Wernecke asked where the location of the pond is using the map that was provided by Grede. Williamson stated in Section 0821-0827 there is a dark area in there which is the pond and the drainage area is shown to the west.

Wernecke asked if there are changes in the materials to be deposited at this site. Williamson stated they do not.

White asked about the recommendation of conditions and if there are any they would like changed. Williamson stated they are satisfied with the recommendations.

White asked about length of time. Williamson stated they anticipate the site operating for another 34 years, but use will drop off.

Gary Woolever, appearing in favor of the request, representing Virbicher and Associates, spoke of the background and history of the applicant. He also spoke of the areas that have already been reclaimed/capped and the

remaining active area of the landfill. He mentioned that phase 4 has not been opened as a landfill area, but will be in the future. Currently 5.7 acres are active. He references a map, Exhibit VI,4.

White asked what the capping procedure is. Woolever stated 2 feet of material shall be compacted and impervious, a grading layer, as well as a 3 foot layer of rooting zone and a 6 inch layer of top soil on the very top.

Brandon Pace, appearing as interest may appear, stated that he is representing David Pace which is adjacent to the Grede Landfill site. The concern is the well and contamination as their well is not being tested nor are they being notified of any testing results. As an adjacent landowner, they are requesting that Grede pay for well testing at additional sites regularly and to share the test results with the landowners directly. At a minimum they would like to receive the test results on the ones that have been tested.

White asked if they contacted the Town or did any testing on the wells themselves. Pace stated he has not to either question.

Wernecke asked about going to the Town to receive copies of the reports.

White asked how long the well has been there. Pace stated for about 10 years.

White asked about the number of wells and if there have been any problems with Grede's as a neighbor. Pace stated it is just 1 well and Grede's have been good neighbors thus far.

David Williamson, reappearing stated that Farber, Stolte and the well to the west are the ones that are checked with every test.

White asked how close the wells are that are being tested in comparison to the Pace property. Williamson stated that it is outside of the 1500 foot requirement, but the Stolte, Farber and original well are between the operation and the Pace property.

Roloff asked about the 3 private wells. Williamson stated that they are checked twice a year and filed with the Township.

White confirmed that the Pace well has been tested. Williamson stated a test was done and he was notified of the results.

Seeing as no one else wished to appear, Acting Chair White closed this portion of the hearing at 9:38 a.m.

The Board reviewed the request and the ordinance as it applies.

White stated the operation has a long history and seems like a clean operation and have worked with the neighbors. She also stated she would consider making this a 10 year permit versus 5 years.

Allen stated he disagrees with changing it to a 10 year permit, but with the economy and new ownership of Grede's he feels it should remain a 5 year permit. Allen stated he will abstain from the vote due to working farmland that is owned by the applicant.

Wernecke stated he agrees keeping the permit as a 5 year permit because of the ownership change.

White also spoke of the 2000 permit requiring that copies be made available to, but change the wording to "forwarded to". White also spoke of contacting other residents in the area can be done by the Township, rather than specifying one neighbor.

Motion by White, seconded by Roloff, to approve the special exception permit with the conditions set forth by Planning and Zoning with a change requiring water quality tests be forwarded to Planning and Zoning and the Town of Reedsburg. **Motion carried 4-0 with Allen abstaining.**

Motion by Lestikow, seconded by Roloff to adjourn. **Motion carried.**

Meeting adjourned.

Respectfully submitted,

Robert Roloff,
Secretary