

**Town of Sugar Creek Plan Commission Meeting
Held at Sugar Creek Town Hall
Thursday September 9, 2021**

Chairman Dale Wuttke called the meeting to order at 6:30 p.m.

Chairman Wuttke announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members will be attendance for the purpose of gathering information.

Roll Call – Present were Commissioners: Dave Robers, Mark Steinfest, Chris Aday, Dale Wuttke, Judy Jacobson and Attorney Steve Koch. Via phone Jeff Vogt. Absent Sue Wallem.

Minutes – Dave Robers moved to approve the minutes from the last meeting. The motion was seconded by Chris Aday. The motion carried unanimously.

Agenda included: Rezone and conditional use permit request from Millard Properties LLC, Sarah Cook-Owner, Randy Johnson, Johnson Sand & Gravel Inc. – Applicant. The rezone request is from A-1 to M-3 Mineral extraction, approx. 48.72 acres. The conditional use permit is for sand and gravel extraction and reclamation. Property located along County Road H, part of tax parcel #GSC 400001.

Presentation made by Sarah Cook – Owner and Kate Lonze (daughter of S. Cook) from a standpoint they worked the farm in 2019 and regarding the standpoint of yields & to steep to farm. Randy Johnson of Johnson Sand & Gravel Inc., 65th year in extraction. They extract for public use, local construction and farm use. Randy stated no pumping, 2 small ponds, a continuous circle process. No blasting, 17 acres open at any one time and land will be reclaimed. Hours of operation 6 am to 6 pm. Hauling hours 7 am to 5 pm. Saturday hours 7 am to 12 pm. No operation hours on Sunday or holidays. Enter and exit on to Hwy H. There will be 25 to 50 loads per day. Noise impact was explained. Randy claims he can do a well guarantee.

Alex Baliesteri presented that his property is within one mile of the request.

Traffic and safety issue was discussed with an example of 50 trucks a day affecting residences. 1) health safety #1. 2) 48 acres issue. 3) Traffic.

Jeffrey Graul presented. 1) Resident of LaGrange. 2) Protection of water.

Pat Jureck – State of WI Hydrologist with 30 years of experience. 1) How will wells be protected? 2) Protect ponds/lakes? 3) Contamination.

Randy Johnson stated no impact issues to the wells. They will dig down to make 2 ponds, 10 to 15 feet deep. Randy stated it will be a closed loop system with everything detained with no impact to water quality or wells. By exposing water table and exposing of ponds constantly reusing water 50 x 50 and 25 x 100, using 2500 gallons per minute.

Chris Aday discussed water table, exposed ground water & interject sky water of closed water system. Chance of runoff of fields or water in loop or cleaning water.

Randy Johnson stated portable tanks on machinery. Grease and oil are very little.

Pat Jureck stated runoff is part of the storm water plan.

Chris Aday stated if there is rain from surrounding the fields, groundwater not exposed, a pond or reservoir would have to filter out.

Randy Johnson stated 6.34 acres will not run into pond. It will be top soil and seeded.

Attorney Steve Koch discussed the application for DNR permits. Randy Johnson stated permit submitted and no other issues with other closed loop systems at any of 6 other sites in Walworth County.

Ryan Cardinal, Cardinal Engineering stated storm water compliance with ordinance with county.

Dr. Brower, Brower Family Investments stated he has 60 acres of wooded Agricultural Farmland within 200 feet and he owns the property to the North of the proposed project. Currently it is listed for sale with Clancy Green. Many items were discussed by Dr. Brower including: noise-wind from SW, dust, devaluation of property with in close proximity, traffic.

Dean Bostram – LL District Board Member, discussion of ground water, lake watershed boundaries, noise, reclamation of property, zoning and county zoning ordinances, impact on lake district.

Gary Pelot concerns of polymers of ground water and driveway/traffic issues.

Diane Schuchardt concerns of traffic.

Jim Speciale concerns of traffic on Hwy H North of Elkhorn.

Megan Muller concerns of Agricultural land and leaving "ag land as ag land".

Kyle Strandquist concerns of water table level to drop. What is filling the land with to create farmland ?

Krisin Anderson concerns that her property is the highest property that overlooks the pit. Value of her land?

Craig Guthrie concerns he has rented the Thums farm for over 30 years. Questions of Hwy 12 bypass coming thru the proposed project and Hwy 12 gasline follows the highline & proposed route and effect of highline and the gravel pit. What does the State say about Hwy 12?

Kate Lonze stated – no reply yet from the State of WI re: the above Craig Guthrie concerns.

Kathy Kostock concerns of traffic. Bus traffic.

Laurie Paddock concerns of 50 to 100 trucks per day. Residents affected by loud trucks. Safety issues.

Randy Johnson stated Polymer is regulated by the DNR and a commonly used substance. This information was NOT included in the packet. Regrading of the land, subsoil back down and top soil replaced. Topsoil will remain on site. Randy stated dust is not a big problem. Discussion was

made to build the Dr. Brower easement and make it better. Crushing plants are permitted to include daily log hours and everything is documented. Randy operates 9 sites four of which are in Walworth County. County easement is approved. County gave ok with easement access and Randy will use the easement.

Jim Corcoran concerns of wetlands, opening of water table, unconfined Aquaphor 1) polymers and well water, methylmercury. Jim stated concern that all can enter unconfined Aquaphor and travel to other wells.

Mark Steinfest made a motion to table the request until next meeting. Specifically, to be addressed: Show cross section view of the ground, storm water management plan, Hwy conditions regarding safety study, state study of Hwy 12. Chris Aday seconded. Mark Steinfest stated : Mineral extraction is needed & need to ensure it is environmentally safe, in a safe manner. It is not prime Ag land – it is sandy gravel and it has to be bonded. Mark stated if Hwy 12 goes through that gravel is needed. Motion carried.

Agenda 3: Three conditional use permit requests from Anthony and Michelle DiMauro. Request is for a wedding barn, farm food service and a farm school. Property located at W6022 County Road A, tax parcel #GA282100001. 1) Farm food service – intimate dining experience April to November. Chef to cater. Pair dinners with alcohol. 2) Wedding Barn with maximum guests of 90 people, graduation parties, rehearsals, wedding showers. Food trucks. 12 per season. 3) Educational workshops to include bees, flowers and canning/fermentation. Chris Aday discussed food caterers with already cooked food and caterer to bring food to event as they have no commercial kitchen. They do have running water and one handicap portable toilet. There will be 2 employees and one other for parking. Matt Weidensee asked for the 3 types of permits. Dave Robers made a motion to accept the Wedding Barn, Farm Food and Farm School. Seconded by Mark Steinfest. Motion carried.

With nothing further, Mark Steinfest moved to adjourn, seconded by Dave Robers. The motion carried unanimously, and the meeting was adjourned. Meeting adjourned at 8:34 p.m.

Respectfully submitted,



Judy Jacobson