



PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.328.7070

October 21, 2012

Township Cooperative Planning Association
4111 11th Ave, Room 10
Rochester, MN 55902

Subject: Rezoning A-3 Agricultural District to Agricultural Commercial District, Aggregate Extraction and Reuse

Dear Township Cooperative Planning Association,

We are receipt of your requested review of the subject re-zoning request for the majority of the SE1/4 of Section 11, T107N, R14W, Olmsted County, MN located just north of 55th Street NE. First and foremost, we recommend that the said rezoning be approved. Olmsted County has relied heavily on the aggregate sources from the South Quarry just south of this proposed quarry. Since the depletion of the South Quarry, we have been dependent on other sources further away requiring additional transportation costs to our taxpayers. A local aggregate source within the Rochester Area will significantly reduce our transportation cost for future road and building construction as well as road maintenance.

With the future growth of Olmsted County, we are in need of additional aggregate resources.

If you have any further questions, please do not hesitate to call me at 507-328-7060.

Respectfully,

Michael Sheehan
Director of Public Works

cc: Cascade Planning Commission



AN EQUAL OPPORTUNITY EMPLOYER



Proposed Zone Change - Cascade Township (Milestone Materials)

Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>

Tue, Oct 21, 2014 at 11:37 AM

To: "david@tcpamn.org" <david@tcpamn.org>

Cc: "Schoenfelder, Mark (DOT)" <mark.schoenfelder@state.mn.us>, "Schnell, Tracy (DOT)" <tracy.schnell@state.mn.us>, "Pates, Gregory (DOT)" <gregory.pates@state.mn.us>

This proposal appears to have no significant impact on MnDOT roadways and is acceptable to MnDOT.

Application to rezone approximately 140 acres from A-3 Agricultural District to Agricultural Resource Commercial District – Aggregate Extraction and Reuse by Wilmar Investments LLC. Rezone is located in the majority of the SE ¼ of Section 11, T107N, R14W, Olmsted County. Located just north of 55th Street NE.

Thanks,

Tracy Schnell

Transporation Planner

MnDOT District 6

2900 48th Street NW

Rochester, MN 55901

(507) 286-7599 (office)

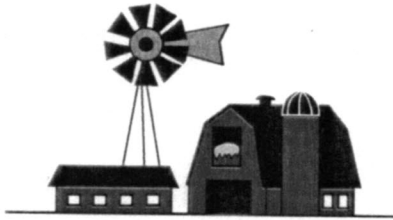
(507) 285-7279 (fax)

tracy.schnell@state.mn.us

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774
Fax: (507) 281-6821



TCPA

Roger Ihrke, Administrator
David H. Meir, Administrator
Barbara Literski, Adm. Asst.
roger@tcpamn.org
david@tcpamn.org

Public Comments Received by TCPA Milestone Materials/Mathy Rezone Request Cascade Township

On Wednesday, October 08, 2014 Mrs. Earlene Laursen (husband Wayne) called the TCPA office to express her views on the above referenced rezone request. Mr. and Mrs. Laursen are not able to attend the public hearing on Tuesday, October 21st, 2014 and asked that Staff present their comments for the record.

Mrs. Laursen said, in part;

"We are totally against any rezoning that would allow more mining on that property. Words cannot express how adamant we are that this proposal not be approved. We are very concerned about our ground water and the potential noise problem from this quarry. Again, we are strongly opposed to this proposal."

Mrs. Laursen did not leave her address and there is no address listed in the phone book. An internet search of the reverse directory indicated an address of 5250 50th Street SW which was verified with the County Property records system.



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October 15, 2014

Township Cooperative Planning Association
4111 - 11th Ave. SW, Rm 10
Rochester, MN 55902

Dear Township Cooperative Planning Association:

The Public Works Department has reviewed the Proposed Zone Change for Cascade Township, the majority of the SE ¼ of Section 11, T107N, R14W. Wilmar Investments LLC is requesting a change from A-3 (Agricultural District) to Agricultural Resource Protection District – Aggregate Extraction and Reuse.

The pending extension of 55th Street NW to CSAH 33 will bound the current pit on the north. The only access between these two properties will be provided by East River Road.

Sincerely,

Michael T. Sheehan
Director of Public Works

MTS/lc

cc: Beth Davis
Kaye Bieniek
Chad Schuman
Cascade Township



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Administration Building Maintenance Surveying and Mapping Engineering Highway Maintenance Parks & Agriculture Solid Waste



Rezone Application for Review

Harford John <harford.john@co.olmsted.mn.us>
To: "david@tcpamn.org" <david@tcpamn.org>

Fri, Oct 17, 2014 at 11:08 AM

Dave, you recently mentioned not hearing from the county Planning Department. I wanted to make sure that you have my comments.

John Harford

Rochester-Olmsted Planning Department

From: Harford John
Sent: Friday, October 10, 2014 9:41 AM
To: 'david@tcpamn.org'
Subject: RE: Rezone Application for Review

David, Eric was not involved in the discussions over the past three years so please disregard the comments regarding nonconformities. The Olmsted County Land Use Plan does indicate that "temporary" uses including sand and gravel operations located with the Suburban Development Area are considered consistent with the land use plan. See page 27 under "Use Designation" of the land use plan for the exact statement. Under Chap. 7 Major Policy Issues, on page 41 the plan speaks to Geologic Resources. The policy is as follows:

Geologic Resources: Geologic resources, including sand, gravel, and rock, dictate the location of extraction facilities. Where feasible, sites with excellent geologic resources should be preserved for such uses. Where such sites are in the path of development, development phasing should provide for resource extraction prior to development. The operations and site plans of such facilities should address the control of water pollution sources, noise and dust, storage and disposal of waste, impact on surrounding lands, and impact on surface and groundwater. Ordinances regulating sand and gravel pits and rock quarries should require reclamation plans that address restoration and future use of the site.

This area is located along the South Fork Zumbro River. Thus shoreland and floodplain rules apply to portions of the property. The applicant should contact the Olmsted SWCD to determine if any wetlands may exist on site that should be identified that could affect a site plan. The plan indicates also that such an activity should protect groundwater (p. 41). There are a number of comments that could be made but have more to do with a site/reclamation plan than the zone change that is requested at this time. The land use plan covers a number of factors that would relate to the use and operation of a sand and gravel mine that appear in Chapter 7, the General Resource Management Policies section and possibly some portions of the section covering park and recreational areas offered to the county.

There are current plans to construct a new bridge and extension of 55th St from west of the Zumbro River to North Broadway within the next year or two. The Olmsted County Public Works Department would have information regarding the exact location and design that may affect portions of the site and future access for movement of materials from the site.

John Harford

Rochester-Olmsted Planning Department

From: Wojchik Eric

Sent: Thursday, October 09, 2014 2:51 PM

To: 'david@tcpamn.org'; Davis Beth; Harford John; Alwes Richard; Vankeulen Don; Tjossem Logan

Subject: RE: Rezone Application for Review

Hello David,

[Quoted text hidden]