

MEETING:	AMENDED - REGULAR MEETING OF THE GROUNDWATER TECHNICAL REVIEW COMMITTEE
DATE AND TIME:	Wednesday, September 4, 2024 11:00 AM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
The meeting was called to order at 11:08am by Administrative Coordinator Deb Remich.
- II. **ROLL CALL:**
All committee members were present.
- III. **ELECTION OF A CHAIRPERSON:**
Motion: Motion was made to nominate Community Development Director, Jeff Retzlaff as Chairperson
Motioned By: Kevin Driscoll
Seconded By: John Delain
Yes: Matthew Mortwedt, Kevin Driscoll, John Delain, Paul Haugen, Jeff Retzlaff
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)
- IV. **APPROVAL OF MINUTES:**
 - A. None.
- V. **UNFINISHED BUSINESS:**
 - A. None.
- VI. **NEW BUSINESS:** *Attachment Updated*
 - A. Michael Anderson, Agent for Green Hills Contracting, Inc. and Klosett Investments LLC, Property Owner; Review and Recommendation for a Conditional Use Permit (CUP) Application to Allow a "Salt or Deicing Material Storage" Facility on Property Located in a Groundwater Protection Overlay

District Pursuant to Section 17.40.12(3) of the Village's Zoning Code.
(DISCUSSION & ACTION)

Chairman Retzlaff stated that Michael Anderson/Green Hills Contracting is proposing a new business on Clinton Drive in the industrial park which is in the Wellhead Protection overlay district and as such is subject to those regulations. A component of the business proposed is deicing material storage and distribution, which is a prohibited use under Section 17.40.10(j) of the Wellhead Protection regulations. However, there is a provision in regulation 17.40.12 that provides for prohibited uses being able to operate in a Wellhead Protection area provided they meet multiple criteria. Today's proposed business will replace the current use with a similar prohibited use.

Associate Planner Yanke gave some background about the site, which is currently zoned M-1 and consists of 2 properties that equal roughly 3 acres that will need to be combined by a CSM. Horticultural and snow removal services as well as the salt and deicing storage component are a part of this CUP. The purpose of this meeting is to get your objective and technical review of this CUP permit as it pertains to the groundwater stipulations and make a recommendation to the Plan Commission.

Discussion Followed. Bob Krause from Janke & Janke stated that according to the EPA this deicing agent is not dangerous and is made for general use. The proposed business has a containment plan in place and the concrete is pitched to a center drain and then into a 2,500 gal holding tank. Village Engineer Kevin Driscoll would like the 2,500 gal storage tank shown clearly on the site plan. Other concerns were addressed including the posting of the spill contingency plan, review of the contingency plan with staff, whether they would be using equipment that is currently in the building, what the buried storage tank was made from, how long the materials would be held in the tank, whether there would be onsite storage of the deicing materials in the off season, whether staff will use PPE when handling the material, whether there is a threshold that has been identified as allowable for exposure, how this material compares with other materials onsite and at nearby facilities, the sizes and # of tanks need to be listed on the site plan and the total # of gallons need to be referenced in the containment plan. All questions were discussed and addressed. Fire Chief John Delain has been inside the building and asked if the contaminants from the prior business had been cleaned up and, if not, if they would cause a reaction with their materials, he was assured they would not. Driscoll asked if there were control valves on the sump pump and if there were, then they would need a plumbing permit. Retzlaff would like to see a comparative analysis included in their report. Krause stated that they would be testing 3 wells on the property before operations began and then annually in spring. Retzlaff would like to see the 3 wells that will be tested shown on the site plan. This committee is charged with providing a recommendation to the Plan Commission and Village Board.

Staff recommends approval with the standard conditions required under 17.40.11(5) and the following 3 conditions:

1. Obtain all necessary building permits, including plumbing and electrical for the underground run-off containment and pumping/evacuation system to be installed under the granular storage concrete pad.

2. The proposed underground run-off containment tank shall include a sealed concrete vault and monitored by three (3) water quality sampling wells installed on the property.
3. Prior to the landscaping season, all remaining granular de-icing material not stored in the designated concrete storage enclosure shall be bagged and/or stored indoors to protect against run-off and possible groundwater contamination.

Motion: Approve CUP with standard conditions in the code along with 3 additional conditions

Motioned By: John Delain

Seconded By: Kevin Driscoll

Yes: Matthew Mortwedt, Kevin Driscoll, John Delain, Paul Haugen, Jeff Retzlaff

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

VII. ADJOURNMENT:

Chairman Retzlaff adjourned the meeting at 12:18pm.