



Standard 3



That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Application Claims to Explain How the Proposed Land Use Will Not Interfere:

- According to the Town of Rutland Comprehensive Plan (March 6, 2007), preserving the rural character of the area is a priority.
- The site is located in a rural area with only 6 residential homes within 1000' of the proposed site.
- Operations will occur incrementally to preserve farmland.
- When the mineral resources at the site have been depleted, the site will be reclaimed to a freshwater lake (~19 acre) surrounded by farm fields (~19 acre) as outlined in a future reclamation plan to be approved for the site.

Comments:

- Claim 1 “preserving the rural character of the area is a priority” that reflects the Town Plan intent, but this project fails to meet the standard. It converts the character of the district from rural to industrial. The application fails to address the need for this quarry expansion when there is a 160+ acre Northwest Stone non-conforming pit operating less than a half a mile away.
- Claim 2 is factually correct, however, it's also the major reason the proposed use is incompatible with the site. Dane Co Land Use Plan specifies a 1,000' separation between residences and significant mineral resources. Further, the same Plan stipulates “**countywide standards for adequate separation between existing land uses and new mineral extractions or expansions**”. The implication is that less than 1,000' is inadequate.

Comments:

- Claim 3. The quarry currently in operation has been in existence for 85 years., the operator projects 25 more years of activity without the approval of this CUP. Th reclamation of this site will then have taken 100 years to implement. By extension, its threefold expansion will remove the expanded site from agriculture or residential use for over a century which most certainly impedes its "development and improvement".
- Claim 4. This CUP will reduce interest in nearby residential development which will result in further expansion opportunities to develop mining sites. (As also demonstrated elsewhere).