

1-15-2023

To Dane County Planning & Development,

Both my wife and I are writing this letter in **strong opposition** to the new K&D Stone LLC quarry CUP 02582. We cannot fathom anymore dump trucks traveling through this area and the profound negative impacts this quarry will have to our community. This proposed quarry is geographically situated next to some very old, fragile historic homes/structures which could certainly fall victim to significant blasting damage and it also shares a lot line to the Graves Cemetery. The people laid to rest in that cemetery can't speak at the hearing and I really feel strongly that a quarry moving any closer to that cemetery would be a huge disrespect to the people laid to rest there, the people who have already bought grave sites to be buried there in the future, and the visitors

who visit their lost loved ones. Imagine trying to conduct a funeral with blasting, rock crushing, excavators/dump truck noise etc. taking place. The Northwestern Quarry is arguably far enough away that it does not pose these concerns like the Hahn quarry certainly would.

It also very much concerns me that the number of dump trucks (which is already pretty unbearable) would go up in even greater numbers. This is causing significant stress and lack of prosperity to homeowners in our township. The dumptrucks are relentless and hinder the quality of life we seek by living in our country setting. My family already feels it and my neighbors feel it. Rutland should not be further industrialized with this new quarry as it is a residential community. More profoundly, I am greatly concerned about the property values that I believe are going to decrease significantly if a larger quarry operation like this goes into operation. We are likely talking many hundreds of thousands of dollars if not millions of dollars in decreased property values. That financial burden, plain and simply, should not be put on the many fine people who have moved to this area for peace and quiet living and who pay many hard earned dollars in property tax every year to live here. We are talking about major fallout affecting people's retirement plans, financial well being, etc. if our property values decrease greatly due to a large active quarry. For many people, their home is their greatest asset and greatly reducing one's property value will be absolutely devastating to people in this community. There have been case studies that can support factual evidence of the impact on quarry operations in close proximity to single family homes in regard to greatly reducing property values. (see attached graph). As much as a 40% decrease in value in some instances. I would like to reference the Kessenichs' who were the former owners of 439 Center Rd. They could not sell their home for years, even in a very strong sellers market because of the proximity to the quarry. And when it finally sold, it was for an estimated \$300,000 less than it may have sold for if the quarry expansion CUP wasn't applied for. It's no secret the quarry owner himself bought that property. Maybe it otherwise never would have sold. I can weigh in on a professional level on this as I am a professional, licensed real estate agent in the state of WI and have sold in 11 different counties in WI. I've seen it all. Homes/property/land that is situated in any sort of close proximity to something like a large quarry (up to 4-5 miles away) have a much harder time selling and for almost always a greatly reduced price than comparable properties in the same region. This is what is known as an 'adverse material fact'. It would be a major change that would have a MAJOR impact on our community by implementing an adverse material fact in the middle of our

township!

In regard to the debate out there on whether this quarry is a new quarry or expansion, I would consider it to be both. The parcel of land purchased to expand operation was a new purchase/acquisition by the quarry owner and has a new driveway going into it. This 40 acre parcel of land was never slated to be mined and therefore I argue that this is a new pit. Just because it butts up to the old pit doesn't mean it isn't a new acquisition. I truly think had many of the property owners known this pit could potentially "expand" 40 acres, they would not have chosen to move out here. Myself included. You could look at aerial maps and realize the old pit was becoming exhausted of resources and would soon be an inactive pit which is precisely what my wife and I did when we bought our property back in 2017.

I will not list them all out individually as I know whoever is reading this letter of objection is likely familiar with 'The 8 Standards of Obtaining a Conditional Use Permit' document, but I would argue that not only does this proposed quarry CUP not meet ALL of the 8 standards, I would argue that it doesn't meet ANY of the 8 standards. In my opinion this CUP is a non-starter with standard number 1 which states; "The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. Explain how the proposed land use will fit into the neighborhood. If there is going to be lighting, noise, outdoor storage, traffic, or other outside activities, explain how the activities will be limited to a reasonable level.

I fully trust Dane County Zoning will make the right decision that best suits ALL of the residents of Rutland and not just one single family.

Sincerely,

Jason & Lindsay Berning
4232 Old Stage Rd.
Brooklyn WI

**Figure 1: Impact of Gravel Pit on Residential
Property Values:
(Percent Reduction by Distance from Mine)**

