



May 18, 2022

Dane County Planning and Development
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703-3342

**Re: Kevin Hahn Center Road Quarry, Town of Rutland, Dane County, Wisconsin
Nonmetallic Mining Conditional Use Permit (CUP) #2563 Application Supplement**

Dear Dane County Representatives,

Approving a nonmetallic mining permit application is hard. Mineral resources are not located everywhere and, where present, are rarely where anyone wants them to be. The attached CUP supplement aims to present the best information for the safe operation of the Center Road Quarry—information that addresses the concerns of adjacent property owners, protects the environment, and allows for the economic development of the resource.

Our products provide the raw materials for shelter, transportation, clean water, economic development, education and recreation. A map of the recent projects for which we are most proud is attached. Please help us continue the decades-long tradition of supplying quality aggregates from the site with a permit lasting the life of the resource. Such a permit protects raw materials from development and supports local communities into the future.

Thank you for your review time and consideration. If you have any questions, don't hesitate to contact myself or Kevin Hahn at (608) 333-5607.

Warm regards,

A handwritten signature in black ink that reads 'Susan Courter'.

Susan Courter, P.G.







Enclosure: Center Road Quarry CUP #2563 Supplement

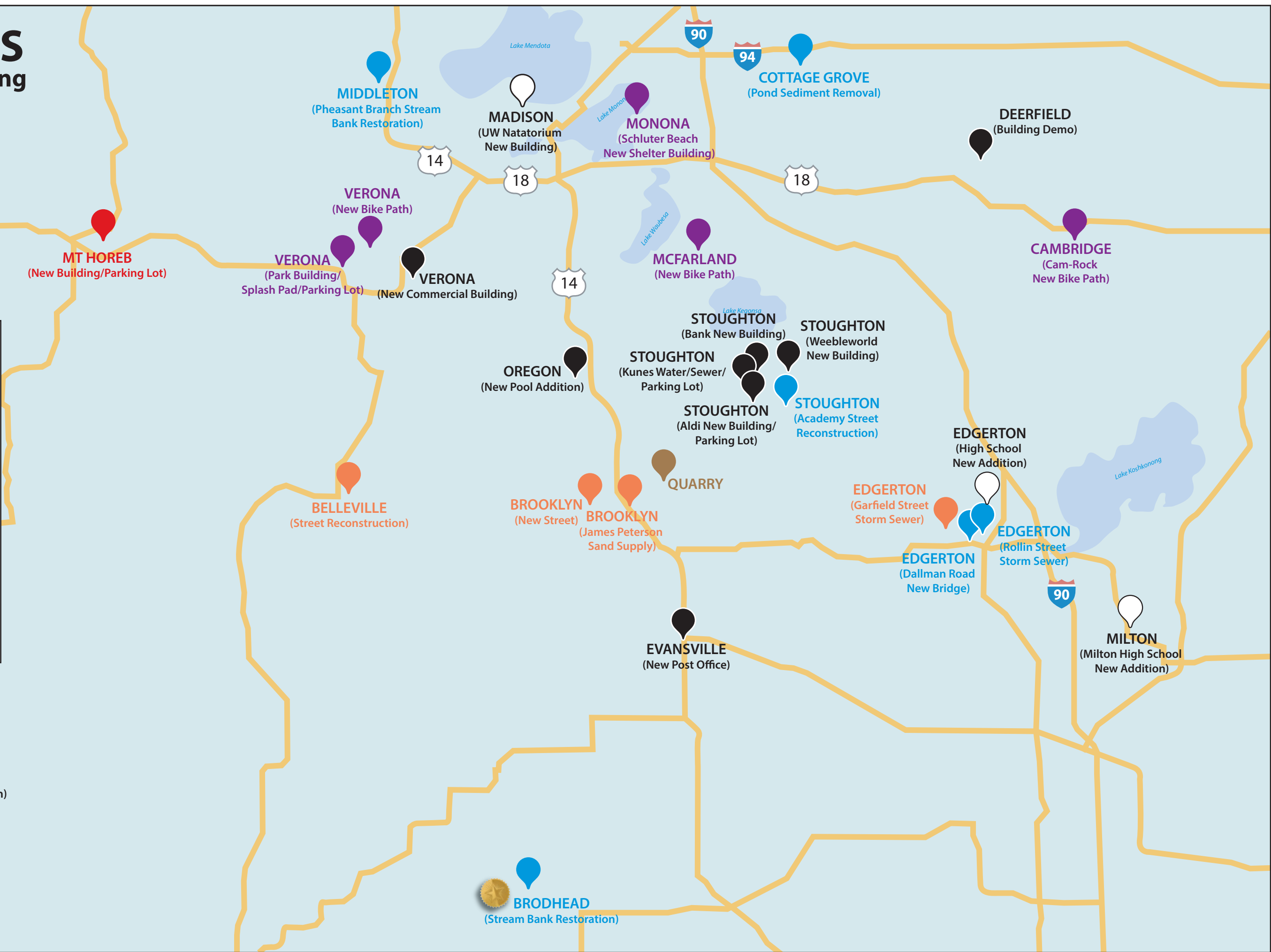
cc: Nelson Excavating and Son, LLC

PROJECTS

Nelson Excavating and Son

LEGEND

-  Transportation
-  Recreation
-  Biodiversity & Clean Water
-  Economic Development
-  Education
-  Safety & Fire Protection



What's happened since the original application was submitted in 2020?

The original application in 2020 was for a 36.7-acre parcel to the south of the existing Center Road Quarry. COVID hit shortly thereafter and offered time for Kevin Hahn to meet with nearby property owners to obtain their insights and ideas for moving forward the development proposal. Numerous calls, informal 'fence line' meetings and kitchen table talks were held. In addition, Kevin sought out the input and advice from regulatory officials and specialists in designing environmental protections for nonmetallic mining.

In 2021, Kevin Hahn was approached by a Wisconsin roadbuilder to test unconsolidated material on the new, 36.7-acre parcel for use in a local road project. The sand and gravel met Wisconsin DOT specifications for quality and was used thereafter to improve the safety of US 14 through the construction of roundabout.

On March 1, 2022, Kevin applied for a conditional use permit on the new parcel through the Town of Rutland and Dane County. On April 28, 2022 the Town of Rutland held a public hearing to obtain input from the local community. The meeting was a success in that it identified potential impacts and concerns of people living or owning property in the vicinity of the site.

How is this application different from the original?

We appreciate the input of local residents and the Town of Rutland Planning Commission and Town Board. Local input resulted in the following updates to our plan of operation:

- (a) The truck entrance was moved south from the existing location to improve visibility.
- (b) Portable signs will be used to alert pedestrians, bikers and drivers of potential roadway activity (i.e., trucks entering, workers present) due to the intermittent, seasonal nature of the work.
- (c) Pre-blast notification before blasting as requested by residents.
- (d) Offering up the nonconforming use status of the existing quarry (all nonmetallic mining at the site covered under the CUP).

How is the operation the same?

Operations will continue at the site as they have in the past to provide a local supply of construction aggregate:

- (a) seasonal production several times each year (i.e., site prep, blasting, crushing)
- (b) delivery to customers, hauling amount and frequency, proportionate to local demand (no additional hauling amounts or frequency)
- (c) expanded focus on community and customer service with annual updates to the Town Board

Where can additional information about the project be found?

Annex A Updated Plan of Operation (Map)

Annex B Annotated Summary of Resident Concerns and Applied Health, Safety and Environmental Protections

Annex C Understanding Groundwater Fact Sheet

Annex D Understanding Noise Fact Sheet

Annex E Local Property Values Study, S. MacWilliams

Nelson Excavating and Son

Center Road Quarry

Town of Rutland, Dane County, Wisconsin

CUP Application #2563

Supplement

May 18, 2022

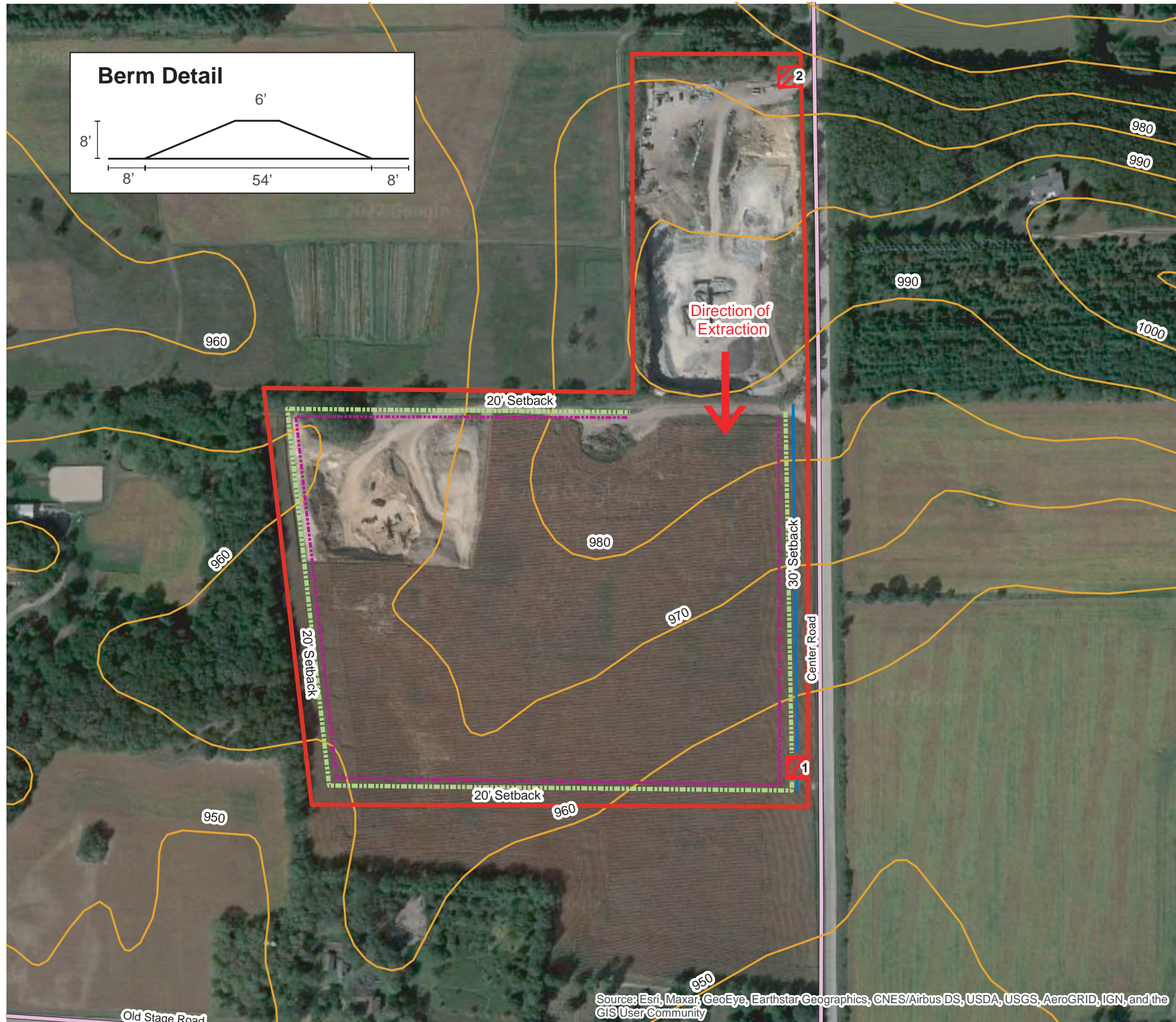
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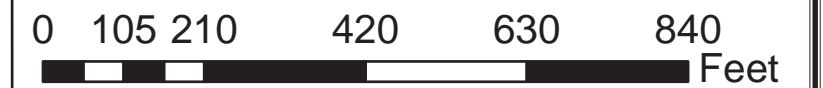
ANNEX A

Updated Plan of Operation (Map)

Figure 8
Operation Plan



- Roadway Setback (30 feet)
- - - Working Berm
- - - Extraction Area
- 10' Contours
- Roads
- Existing/Proposed Fence
- Entrance Drive with Locking Gate (1-primary; 2-secondary)



Map Created: May 12, 2022

10' Contours obtained from US Geological Survey, 2018, The National Map. Date Accessed: July 29, 2020

2020 Parcel Boundary obtained from Dane Co. records: <https://gis-countyofdane.opendata.arcgis.com/>

2019 Roads data obtained from Wisconsin DNR OpenData website: <https://data-wi-dnr.opendata.arcgis.com/datasets/>

Aerial Map Data Source: Google Earth online, 2022

Kevin Hahn Property
Center Road Quarry
Section 28, Town of Rutland
Dane County, WI



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ANNEX B

Annotated Summary of Concerns and Applied Health, Safety and Environmental Protections

| Concern or Claim | Local Town of Rutland Resident | Applied HSE Protection(s) |
|------------------------|---|--|
| 1. Traffic Safety | H. Spelter ¹ A. & J. Igl A. Georgianas & G. Simpson B. Larson J. & J. Whitman J. & J. Whitman J. Berning M. Rowe & B. Bowrickler P. Holts P. Marr-Laundrie R. Anderson S. Cruz B. Marcussen | <p>Nelson Excavating and Son has not received any complaints of traffic safety in the past prior to the public hearing. The CUP does not change traffic patterns, or the frequency or amount of traffic relating to raw material transportation to customers. This includes construction aggregates and fill accepted for future reclamation.</p> <p>An updated plan to include the relocation of the site's primary driveway entrance to the south intended to increase roadway visibility and safety from the site is included in the application supplement as a result of public input and town recommendation. In addition, 'men working' or 'trucks entering' signs will be utilized during periods of relevant activity.</p> <p>It must be noted that comments relating to traffic at the April 28th public hearing appear to stem from a different quarry, and not the Center Road Quarry operated by Nelson Excavating and Son. In fact, at least one resident concerned about truck traffic commented that trucks servicing customers from the Center Road Quarry were respectful, and drove with intentional safety.</p> |
| 2. Noise | H. Spelter ¹ A. & J. Igl A. Georgianas & G. Simpson B. Larson B. Sacrison J. & J. Whitman J. Berning M. & K. Knutson M. Rowe & B. Bowrickler P. Holts P. Marr-Laundrie R. Anderson S. Cruz T. Eugster | <p>Nelson Excavating and Son has not received any complaints of noise in the past prior to the public hearing. Additional protections have been suggested for implementation upon CUP approval including the use of strobe backup alarms (pending approval by MSHA).</p> <p>It must be noted that the Center Road Quarry operates intermittently, based upon demand, during daylight hours. Families living closest to the operation to the east, northeast (down-wind), indicated that they do not notice, and are not bothered by noise from the operation at the public hearing.</p> <p>A noise fact sheet with additional information and best practices for minimizing noise is attached.</p> |
| 3. Groundwater & Wells | S. Sheffrood | <p>NA; According to Ken Bradbury, Wisconsin Geological and Natural History Survey, he is unaware of blasting causing contamination and/or damage to wells relating to groundwater quality or quantity in Wisconsin in his career as a hydrogeologist. Groundwater quality and quantity are important. Nelson Excavating and Son has not received any complaints of groundwater or surface water in the past prior to the public hearing. A groundwater fact sheet with additional information and best practices for groundwater protection is attached.</p> |
| 4. Property Values | H. Spelter ¹ A. & J. Igl B. Larson J. Berning J. & J. Whitman P. Holts T. Eugster | <p>NA – An impact on adjacent property values study was performed by SL MacWilliams, a State of Wisconsin-licensed appraiser. The study concludes no market evidence supports a measurable loss in value for residential properties near the existing or proposed quarry operations (see report, attached). A review of Dane County records demonstrates property values have increased proportionate to demand since at least 2000. Nelson Excavating and Son has not received any complaints relating to property value in the past prior to the public hearing.</p> |
| 5. Blasting | H. Spelter ¹ B. Larson P. Marr-Laundrie | <p>Nelson Excavating and Son have not received any complaints of blasting in the past prior to the public hearing. Both Nelson Excavating and Ahlgrimm Explosives have certificates of insurance on file. The quarry will adhere to the State and Federal blasting requirements as summarized in the original application as conducted by Wisconsin licensed and credentialed blasters, and is committed to requests for information or pre-blast notification by residents in the future.</p> |

| | | |
|----------------|---|---|
| 6. Health | H. Spelter ¹ A. & J. Igl B. Sacrison S. Sheffrood T. Eugster | NA – Health concerns regarding the proposed (but not the existing) quarry were brought up at the public hearing and included potential anxiety and stress from ongoing noise, particularly those with pre-existing conditions. No information was presented to support health concerns of these in general, or related to the Center Road Quarry specifically in order to develop a mitigation strategy for the site. Nelson Excavating and Son has not received any complaints or concerns of health-related issues prior to the public hearing. |
| 7. Air Quality | H. Spelter ¹ J. Berning T. Eugster | Nelson Excavating and Son have not received any complaints of dust in the past prior to the public hearing. Nelson Excavating has included a fugitive dust control plan as part of its original application to comply with WDNR air quality requirements. When needed, emissions readings using EPA Method 9 will be used to verify compliance. |
| 8. Reclamation | Rutland Planning Commission | The existing (nonconforming) quarry has a reclamation plan on file that identifies a freshwater lake. Upon approval of the CUP, the reclamation plan will be amended with opportunity for public input on alternative future land uses. |

¹ adjacent rural land owner (FP-35), not a resident of the Town of Rutland

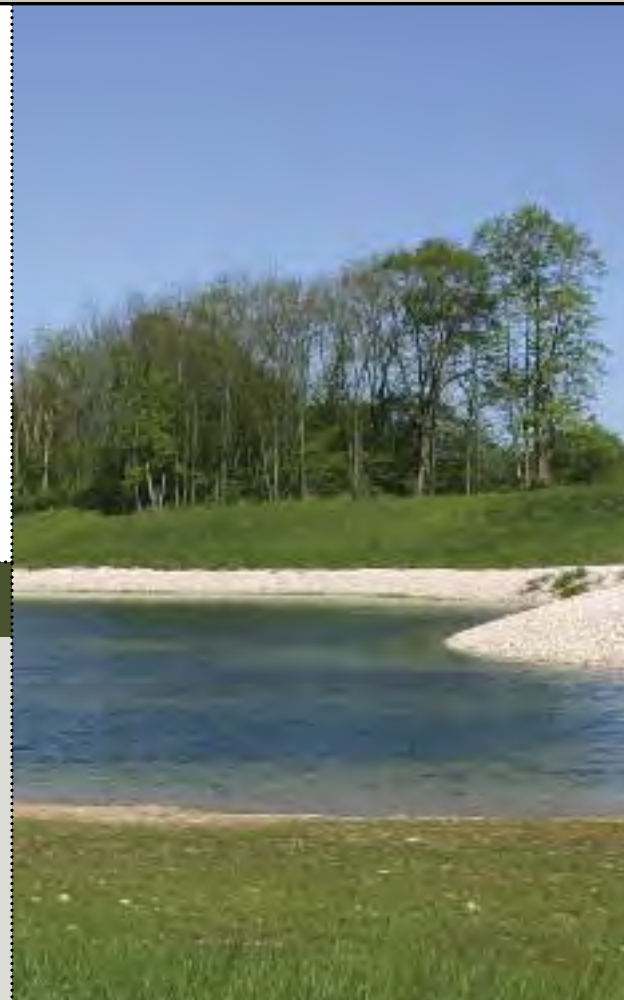
ANNEX C

Understanding Groundwater Fact Sheet

Ask the Experts

The risk of having a water supply problem is rare. Water supply problems are generally related to how a well was constructed, its depth, age and maintenance, as well as the quality of water in the aquifer from which the water is drawn. When questions about groundwater arise, get answers from reputable, experienced and licensed experts:

- Geologists, hydrogeologists and engineers
- Local health departments, water well contractors, colleges and universities
- County conservation and extension agents
- State departments of natural resources and geologic surveys



This photo shows a gravel pit in the first stages of reclamation. The freshwater lake will support recreation and wildlife habitat into the future.

Final thoughts

Operators are permitted by State and Federal agencies to ensure groundwater protection. By following the industry's best management practices, operators can have a positive impact on the environment.

If you suspect an existing aggregate operation may be causing impacts to your water supply:

- Document the problem
- Contact the operator
- Work together to find a solution
- Seek advice from experts when needed

References

Drinking Water from Household Wells, EPA publication #816-K-02-003, January 2002

Groundwater in the Aggregate Industry, Ontario Stone, Sand and Gravel Association, About Aggregates series publication #8, Ontario, Canada, June 21, 2006

Groundwater Wisconsin's Buried Treasure, Wisconsin Department of Natural Resources, Publ-DG-055-06, April, 2006

Hydraulic Impacts of Quarries and Gravel Pits, J.A. Green, J.A. Pavlish, R.G. Merritt, and J.L. Leete, Minnesota Department of Natural Resources, Division of Waters, 2005

Significant Sand and Gravel Aquifer Map Series, Maine Geological Survey, Augusta, Maine, 1:24,000-scale maps, 2000-2007

Acknowledgments

Dr. Bruce A. Brown, Ph.D., P.G., Wisconsin Geological and Natural History Survey

Maine Geological Survey

This fact sheet is designed to be a general overview of aggregate extraction and natural groundwater systems. While aggregate operations share many characteristics, each one is unique and needs a plan tailored to the geology and environment of the site and surrounding area.

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Understanding Groundwater

FACT SHEET

Natural Groundwater Systems

Groundwater exists in underground layers of rock or unconsolidated sediments known as aquifers. Water is stored in fractures and in the pore spaces between grains. The amount of groundwater available and its movement depend on the volume of pore space and how interconnected or permeable the pores or fractures are in an aquifer.

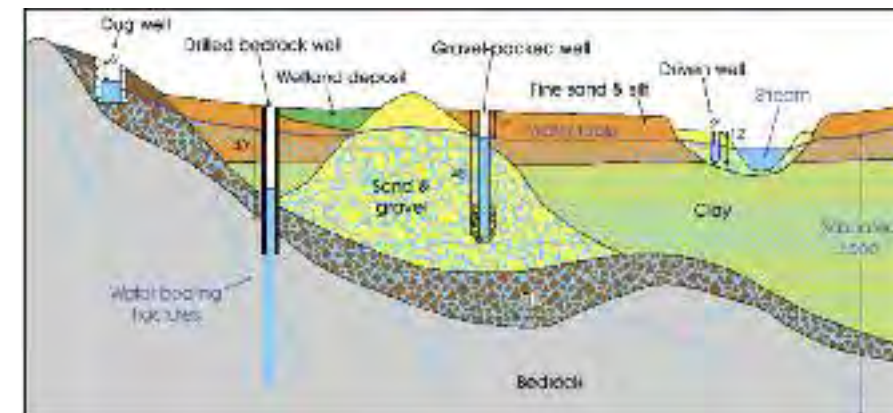


Illustration by Maine Geological Survey, reprinted with permission.

Factors That Influence Groundwater Quantity

Aquifers are replenished by precipitation. During spring snowmelt and fall rains the water table often rises due to the increased amount of surface water that soaks into the ground. During dry periods in late summer or when the ground is frozen during the winter, the water table may drop. Extended periods of high precipitation or prolonged drought increase the magnitude of these seasonal fluctuations.

Factors That Influence Groundwater Quality

Groundwater contains naturally dissolved elements such as calcium, magnesium, iron, arsenic or radon. Whether these natural impurities cause problems depends on the amount of the substance present. In addition to natural impurities, groundwater can become polluted by human activities such as failing septic systems, improper use of fertilizers or pesticides, leaking storage tanks, contaminated storm water or industrial spills. The most common natural and man-made sources of well water contamination are listed in the table below. Aggregate extraction and processing are not sources of these types of contamination.

| COMMON WELL WATER IMPURITIES | CAUSE |
|--------------------------------------|--|
| white scale | calcium or magnesium salts |
| red-brown stains | iron |
| turbidity | dirt, clay, rust |
| green stains | high acidity |
| cloudiness that clears upon standing | air bubbles from poorly operating pump/blocked filters |
| rotten egg odor | hydrogen sulfide gas |
| nitrates or coliform bacteria | fertilizer or animal/human waste |

According to state and federal agencies, the integrity of private water supply systems should be evaluated on a regular basis.

For more information:

The Environmental Protection Agency (EPA) describes common well water problems and their underlying causes in its publication, "Drinking Water from Household Wells," EPA publication # 816-K-02-003, January 2002 available online at <http://www.epa.gov>.

Groundwater Use

The aggregate industry is not a large consumer of water. While “wash ponds” are used in some locations to settle out fine sediments from aggregates, the wash water is typically re-circulated and reused. Water for washing is either obtained from dewatering sumps or from wells. Water is added only when needed to replace that lost to evaporation and infiltration to groundwater.

Groundwater Quality

When extracting aggregates from the earth, producers use best practices to maintain groundwater quality as they crush, screen, or wash aggregates. Fuels and lubricants needed for equipment use are contained in specially designed spill protection areas. The storage, use and disposal of these are closely regulated by local, state and federal authorities.

Using proper practices, aggregate operators can protect, manage and even improve groundwater resources.



This photo shows sand and gravel extraction below the water table. Gravel is removed, leaving the water table intact.

Best Management Practices for Protecting Groundwater

Before expanding an existing or developing a new operation:

- Catalog the aggregate resource and its relationship to groundwater. This may include the depth to and direction of groundwater flow and baseline data on existing groundwater quality.
- Inventory location, depth, and condition of neighboring wells.
- Develop a groundwater protection and management plan that is geared to the location, geology and size/scope of the project.
- Obtain all necessary local, state and federal permits and approvals, paying particular attention to local groundwater concerns.

During operations:

- Keep operating areas clean
- Train employees in spill prevention and pollution control, including proper fuel storage and containment
- Divert storm water runoff away from the site, where possible
- Monitor water discharged from the site for quantity and quality factors such as pH, suspended solids and the presence of oil or grease
- Track changes in the water table due to natural and man-made causes
- Conserve water by recycling and re-circulating wash water whenever possible
- Maintain equipment
- Keep an open dialog with nearby property owners

Above the Water Table

Land shaping activities above the water table are often conducted to access near-surface resources such as sand, gravel or bedrock. The removal of filtering soils can increase aquifer susceptibility to contamination in some areas. To protect groundwater quality, potential pollution sources need to be identified and possible transport paths directed around disturbed areas to prevent their contact with groundwater.

Below the Water Table

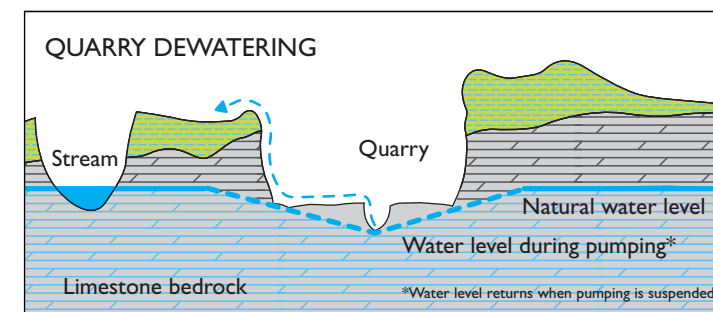
Sand and Gravel

Most sand and gravel operators use either a dragline, backhoe or floating suction dredge to remove material below the water table. This equipment allows the sand and gravel to be removed without lowering the water table. Over time, the excavation becomes a pond or small lake that serves to capture rain and snow which helps replenish the aquifer. Some groundwater may evaporate, but it is more than made up for by captured precipitation.

Gravel pits can be a benefit to urbanizing communities, not only as a source of materials but also as groundwater recharge areas. Precipitation that collects in excavated areas helps replenish groundwater supplies diminished by development and use.

Rock Quarries

Where valuable sources of crushed stone such as limestone or granite occur near or beneath the water table, operators need to use a dewatering well or sump to keep the excavation dry. Precipitation and ground water that flow into the quarry are pumped out and discharged to other parts of the local watershed. The discharge of cool groundwater can benefit fish habitats and promote healthy aquatic ecosystems.



While there are benefits to dewatering, high pumping rates over extended periods of time can lower the water table around the operation. The impact is temporary and the water table typically rebounds when dewatering ceases.

While planning a large expansion or new operation that requires dewatering, operators evaluate aquifer characteristics, recharge rates and patterns, duration and timing of pumping, and the location, depth and construction of nearby wells or surface water systems. Through this evaluation, they can minimize or avoid possible impacts from dewatering. Additionally, operators must obtain a permit from state and/or federal agencies to discharge water from their quarries or other aggregate sites.



This photo shows a fractured limestone quarry. After dewatering, the natural elevation of the water table returned.

ANNEX D

Understanding Noise Fact Sheet

Understanding Noise

FACT SHEET



In an aggregate operation, equipment such as bulldozers, loaders, crushers and dump trucks creates noise. The intensity of sound is measured in units called decibels. Research and sound-muffling strategies help minimize noise that comes from a pit or quarry. This benefits both employees and neighbors.

Background

Most aggregate processing equipment creates noise in the range of 70 to 100 dB. This is similar to the sound level of agricultural equipment such as combines or tractors. The operation of some generators and back up alarms can reach 110 dB.

68 decibels
200 ft 74 decibels
100 ft 80 decibels
50 ft

Influencing Factors

Sound levels decrease with distance. Using the logarithmic scale, a sound level decreases six decibels each time the distance from the equipment source is doubled. For example, if an equipment sound level is 80 decibels at 50 feet, it will be 74 decibels at 100 feet, and 68 decibels at 200 feet.

Distance is only one factor to consider when assessing or evaluating sound levels and potential noise impacts from an aggregate processing facility. Other factors to consider include:

- Equipment (type, location)
- Background sound levels and land use
- Topography
- Vegetative cover, paved surfaces (amount, type)
- Climate (wind direction, wind speed, humidity, temperature)



Potential or actual noise impacts must be evaluated on an individual basis.

Typical Decibel Levels of Common Noise Sources¹

| Noise Source | dB |
|------------------------|-----|
| Shotgun | 150 |
| Chainsaw | 120 |
| Leafblower, Motorcycle | 110 |
| Snowmobile | 100 |
| Farm Tractor | 90 |
| Vacuum Cleaner | 80 |
| Dishwasher | 70 |
| Normal Conversation | 60 |
| Soft Whisper | 30 |
| Normal Breathing | 10 |

¹ Measured at the ear

Range for aggregate processing.



Monitoring

Part of the requirements for running equipment at an aggregate facility is monitoring sound levels. State-of-the-art monitoring devices are used to check the noise output from equipment. Safe operating levels are established and regulated by the Mine, Safety and Health Administration (MSHA) and Occupational, Safety and Health Administration (OSHA). For more information, log onto www.msha.gov or www.osha.gov.

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“Plant vegetation, especially evergreens that buffer sounds year-round.”

Available Controls

As aggregate operations proceed below the existing land surface, they create a natural noise barrier that reduces sound levels up to 15 dB. Operators use a number of other techniques to control noise levels at their work sites. These are common, sound-muffling techniques:

- phase operations to preserve natural barriers
- store topsoil and subsoil in berms along the site perimeter
- place noise-producing equipment in an excavated area below the surrounding terrain
- plant vegetation, especially evergreens that buffer sounds year-round
- enclose processing areas or engines with stockpiles or service trailers
- select equipment with built-in noise abatement features such as rubber-lined conveyors, whenever possible
- use dedicated access drives and truck routes
- set up a schedule for proper vehicle and plant maintenance
- take advantage of operational controls such as minimizing drop distance and turning-off equipment when not in use

Management practices selected in an industrial setting are often different than those considered in a quiet, residential setting. Best management practices must be evaluated on an individual basis

References

Langer, William H., et. al., 2004, *Aggregate and the Environment*, American Geological Institute

Norman, David K., et. al., December, 1997, *Best Management Practices for Reclaiming Surface Mines in Washington and Oregon*, Washington Department of Natural Resources

Timerson, Brian J., March, 1999, *A Guide to Noise Control in Minnesota*, Minnesota Pollution Control Agency

Acknowledgements

Anne Clafin, Pollution Control Specialist, Minnesota Pollution Control Agency

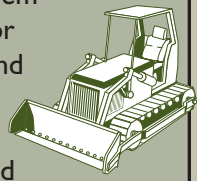
Edward W. Korabic, Ph.D., Chair, Speech Pathology and Audiology, Marquette University

Final thoughts

Aggregate operators are responsible for assuring that noise does not exceed acceptable levels on their work sites. Proper planning, monitoring, technological and management controls are essential.

If you are experiencing impacts associated with an existing aggregate operation:

- Document the problem
- Contact the operator
- Work together to find a solution
- Seek advice from experts when needed



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ANNEX E

Local Property Values Study, S. MacWilliams

Consultation Report Proposed Conditional Use Permit Application No. 2496 Homburg Quarry



Review of Impacts to Residential Property Values Adjacent the Existing Homburg Quarry Town of Rutland Dane County

completed by
Scott L. MacWilliams Certified General Appraiser No. 91
S.L. MacWilliams Company
107 S. Main Street
Oregon, Wisconsin 53575

S.L. Mac Williams Company

107 South Main Street Oregon, WI 53575

September 29, 2020

Kevin Hahn
3898 Old Stone Road
Oregon, WI

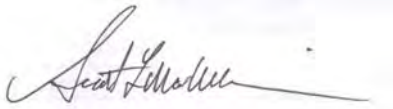
Mr. Hahn:

Kevin Hahn of Nelson Excavation and Son (Hahn) has made an application for a conditional use permit and rezone application to expand an existing mineral extraction site known as the Homburg Quarry. Hahn purchased the existing 9 acre Homburg Quarry (parcel no. 052/0510-281-9850-4) in September of 2016. On September of 2019 Hahn purchased an additional 38 acres adjoining to the south. Hahn has made a conditional use application to expand the mining operation onto a 22.957-acre portion of the 38 acres adjacent to the south.

I have been retained by your firm to address concerns regarding the impact if any of the proposed opening of the Hoffman Quarry on neighboring residential property values.

Based upon the information contained in this report, I have found no market-supported evidence that the opening and expansion of the existing 9 acre parcel onto the 22.957 acres to the south, for the expansion of the existing nonmetallic mining operation, will adversely impact the neighboring residential property values.

I appreciate the opportunity to be of service.



Scott L. MacWilliams
State of Wisconsin Certified General Appraiser #91
Appraiser Qualifications Board USPAP Instructor 10635

Uniform Standards of Professional Appraisal Practice USPAP

The generally accepted measure of principles and practices is the *Uniform Standards of Professional Appraisal Practice* (“USPAP”). The purpose of the USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. It is essential that appraisers develop and communicate their analyses, opinions, and conclusions to intended users of their services in a manner that is meaningful and not misleading. The Appraisal Standards Board promulgates USPAP for both appraisers and users of appraisal services. The appraiser’s responsibility is to protect the overall public trust and it is the importance of the role of the appraiser that places ethical obligations on those who serve in this capacity. USPAP reflects the current standards of the appraisal profession. USPAP does not establish who or which assignments must comply. Neither The Appraisal Foundation nor its Appraisal Standards Board is a government entity with the power to make, judge, or enforce law. Compliance with USPAP is required when either the service or the appraiser is obligated to comply by law or regulation, or by agreement with the client or intended users. When not obligated, individuals may still choose to comply. USPAP addresses the ethical and performance obligations of appraisers through Definitions, Rules, Standards, Standards Rules, and Statements on each of the Appraisal Standards. USPAP consists of 10 Standards and Standards Rules which are summarized below:

- STANDARD 1: REAL PROPERTY APPRAISAL, DEVELOPMENT
- STANDARD 2: REAL PROPERTY APPRAISAL, REPORTING
- STANDARD 3: APPRAISAL REVIEW, DEVELOPMENT AND REPORTING
- STANDARD 4: REAL PROPERTY APPRAISAL CONSULTING, DEVELOPMENT
- STANDARD 5: REAL PROPERTY APPRAISAL CONSULTING, REPORTING
- STANDARD 6: MASS APPRAISAL, DEVELOPMENT AND REPORTING
- STANDARD 7: PERSONAL PROPERTY APPRAISAL, DEVELOPMENT
- STANDARD 8: PERSONAL PROPERTY APPRAISAL, REPORTING
- STANDARD 9: BUSINESS APPRAISAL, DEVELOPMENT
- STANDARD 10: BUSINESS APPRAISAL, REPORTING

Standards Rules 1 and 2 relate to Real Property Appraisal Development and Reporting and are the applicable Standards for this review.

Hoffman Quarry

The proposed area of the rezoning and condition use permit is described as follows:



Statement of Purpose

Kevin Hahn of Nelson Excavation and Son (Hahn) has made an application for a conditional use permit and rezone application to expand an existing mineral 9-acre extraction site known as the Homburg Quarry. Hahn has made a conditional use application to expand the mining operation onto a 22.957-acre portion of the 38 acres adjacent to the south. I have been retained by your firm to address concerns regarding the impact of the proposed expansion of the Hoffman Quarry on neighboring residential property values.

Scope of Work and Methodology

The purpose of this report is to opine as to the impact on for neighboring residential property values of the proposed expansion. If residential property values would be negatively impacted, it would be evident in the sales of neighboring residential properties.

External Obsolescence (Environmental Obsolescence) is the loss in value as a result of impairment in utility and desirability caused by factors external to the property (outside of the property's boundaries) and is generally deemed to be incurable.

The introduction of an incompatible land use to a residential neighborhood in many instances will give rise to the concern of homeowners as to potential impacts due to External Obsolescence on their property values. Example Developments include landfills, power plants; transmission line projects, sewage treatment plants, industrial uses which generate dust and noise, mining, expansion of airports and highway projects all cause concerns from neighboring landowners concerning a decrease in the salability and value of their property.

Evidence of External Obsolescence is impacting a residential neighborhood Includes:

1. **Protracted marketing times** for properties offered for sale in close proximity to the incompatible land use
 - a. This factor is based upon the principal of substitution. Purchasers of homes have alternatives, if a home is located proximate to a negative incompatible use buyer will normally simply choose not to consider the property and will look elsewhere.
2. **Lower sales prices** for home sold proximate to the incompatible use versus homes not impacted;
 - a. If a purchaser considers a property located proximate to a negative or incompatible use, they will normally offer less money than a property not similarly impacted.
3. **Difficulty in obtaining mortgage financing:**
4. **A Lack of development** activity proximate to the incompatible use.
 - a. The lack of residential development proximate to an incompatible use is based upon the principal of substitution. A person interested in buying a lot and building a new home will avoid purchasing a land use proximate an incompatible use if they feel it will negatively impact the value. They will simply purchase an alternative lot. If a use is impacting residential property values, it will be evidenced by a lack of new home development in the area

Impacts as a result of external obsolescence are more pronounced for higher valued properties.

The existing residential development in the immediate area of the proposed mine consists of scattered rural residential development.

In order to assess impact of the proposed mining operation, I have completed the following analyses:

1. Analysis No. 1: A review of development activity in the immediate area:
2. Analysis No. 2: Reviewed nine residential sales of homes located in the Winfield Estates Subdivision. The Winfield Estates is an upscale 59 lot residential subdivision located on the east side of Mile Road directly east of the existing Limestone quarry Windsor Quarry.
3. Analysis No. 3: Reviewed recent home construction and reviewed eight residential sales which occurred between July of 2012 and June of 2017, located within 1.5 miles of the sand and gravel quarry owned by Rocky Rights LLC, located at 2294 USH 12&18.

4.

Development Proximate to the Existing Homburg Quarry

The Homburg Quarry became active in 1937 with major activity beginning in 1955. The area was agricultural and undeveloped until 1975 the area remained largely undeveloped. Rural Residential development became more pronounced in the starting in the late 1970'. The Introduction of an incompatible land use for residential development will normally be evidenced by a discontinuation of development in the immediate area of the undesirable use. Sales Adjacent to the Existing Homburg Quarry

Sales Proximate to the Existing Homburg

The Homburg Quarry became active in 1937 with major activity beginning in 1955. The area was agricultural and undeveloped until 1975 the area remained largely undeveloped. Rural Residential development became more pronounced in the starting in the late 1970's. The Introduction of an incompatible land use for residential development will normally be evidenced by a discontinuation of development in the immediate area of the undesirable use. I have reviewed sales information from the South-Central Wisconsin Multiple Listing Service (SCWMLS) for residential sales located within 1 mile of the existing quarry operation which occurred in 2018 thru 2020. I was able to locate 6 sales of homes within 1 mile of the existing quarry (Proximate Sales). The sales were examined for proximity (miles) from the existing mining operations of the existing quarry. The sales were all examined for the list to sales price ratio (percentage of sales price to list price); marketing time (DOM): and average sales price/SF. The averages for the proximate sales are highlighted in yellow in the chart below:

The located proximate sales were compared to all sales in the Town of Rutland which occurred between 2017 and 2020 which sold for a similar price between 229,900 to \$399,900. There were a total of 18 sales located these sales were analyzed I also reviewed all sales in the Town of Rutland The sales details and their locations to the existing quarry are detailed below:

Proximate Sales /Summary

| No | MLS No. | Address | Sale Date | List Price | Sale Price | Bldg SF | Price/SF | % Sale/List | Distance | DOM |
|----|---------|---------------------------|-----------|------------|------------|---------|----------|-------------|----------|-----|
| 1 | 1837902 | 510 Center Road | Aug-18 | \$249,900 | \$246,000 | 1,040 | \$236.54 | 98% | 0.50 | 2 |
| 2 | 1796864 | 490 Game Ridge Trail | Aug-17 | \$284,900 | \$273,000 | 2,295 | \$118.95 | 96% | 0.50 | 116 |
| 3 | 1864000 | 444 Meander Wood Road | Jun-19 | \$299,000 | \$305,000 | 2,590 | \$117.76 | 102% | 0.70 | 55 |
| 4 | 1822914 | 508 Meander Wood Road | Feb-18 | \$310,000 | \$310,000 | 2,139 | \$144.93 | 100% | 0.76 | 3 |
| 5 | 1851912 | 427 Game Ridge | May-19 | \$334,900 | \$334,900 | 2,438 | \$137.37 | 100% | 0.54 | 21 |
| 6 | 1870747 | 645 Center Road | Oct-19 | \$470,000 | \$470,000 | 2,647 | \$177.56 | 100% | 0.71 | 0 |
| | | Average Proximate | | \$324,783 | \$323,150 | 2,192 | 155.52 | 99% | 0.62 | 33 |
| | | Average All Sales Rutland | | \$295,138 | \$291,238 | 1,927 | \$158.60 | 99% | 0.00 | 23 |

CMA Summary Report

| Single Family Summary Statistics | | | |
|----------------------------------|-----------|-----------|-----------|
| High | Low | Average | Median |
| LP:\$470,000 | \$249,900 | \$324,783 | \$304,500 |
| SP:\$470,000 | \$246,000 | \$323,150 | \$307,500 |

Single Family - Sold

Number of Properties: 6

| Num | MLS # | Address | Location | Beds | TotBth | AbvGrdSqFt | FinSqFt | DOM | LP | LP/FinSqFt | SP | SP/FinSqFt |
|------------|---------|---------------------|-------------|----------|-------------|-------------|-------------|------------|------------------|-----------------|------------------|-----------------|
| 1 | 1837902 | 510 Center Rd | RUTLAND - T | 3 | 1.0 | 1,040 | 1,040 | 2 | \$249,900 | \$240.29 | \$246,000 | \$236.54 |
| 2 | 1796864 | 490 Game Ridge Tr | RUTLAND - T | 3 | 2.5 | 1,707 | 2,295 | 116 | \$284,900 | \$124.14 | \$273,000 | \$118.95 |
| 3 | 1864000 | 444 Meander Wood Rd | RUTLAND - T | 4 | 2.0 | 1,397 | 2,590 | 55 | \$299,000 | \$115.44 | \$305,000 | \$117.76 |
| 4 | 1822914 | 508 MEANDER WOOD RD | RUTLAND - T | 3 | 2.0 | 1,414 | 2,139 | 3 | \$310,000 | \$144.93 | \$310,000 | \$144.93 |
| 5 | 1851912 | 427 Game Ridge Tr | RUTLAND - T | 3 | 3.0 | 1,568 | 2,438 | 21 | \$334,900 | \$137.37 | \$334,900 | \$137.37 |
| 6 | 1870747 | 645 Center Rd | RUTLAND - T | 3 | 3.0 | 1,491 | 2,647 | 0 | \$470,000 | \$177.56 | \$470,000 | \$177.56 |
| Avg | | | | 3 | 2.25 | 1436 | 2191 | 32 | \$324,783 | \$156.62 | \$323,150 | \$155.52 |
| Min | | | | 3 | 1.00 | 1040 | 1040 | 0 | \$249,900 | \$115.44 | \$246,000 | \$117.76 |
| Max | | | | 4 | 3.00 | 1707 | 2647 | 116 | \$470,000 | \$240.29 | \$470,000 | \$236.54 |
| Med | | | | 3 | 2.25 | 1452 | 2366 | 12 | \$304,500 | \$141.15 | \$307,500 | \$141.15 |

Search Results SCWMLS for Proximate Sales 1 Mile or Less from Existing Quarry

CMA Summary Report

| Single Family Summary Statistics | | | |
|----------------------------------|-----------|-----------|-----------|
| High | Low | Average | Median |
| LP:\$399,900 | \$229,900 | \$295,137 | \$277,500 |
| SP:\$348,000 | \$251,000 | \$291,237 | \$277,500 |

Single Family - Sold

Number of Properties: 16

| Num | MLS # | Address | Location | Beds | TotBth | AbvGrdSqFt | FinSqFt | DOM | LP | LP/FinSqFt | SP | SP/FinSqFt |
|------------|---------|--------------------------------|-------------|----------|-------------|-------------|-------------|-----------|------------------|-----------------|------------------|-----------------|
| 1 | 1879145 | 384 Pagelow Rd | RUTLAND - T | 3 | 1.0 | 996 | 1,431 | 2 | \$229,900 | \$160.66 | \$251,000 | \$175.40 |
| 2 | 1856057 | 158 KING LAKE RD | RUTLAND - T | 3 | 2.0 | 1,232 | 1,945 | 37 | \$269,900 | \$138.77 | \$260,000 | \$133.68 |
| 3 | 1831032 | 761 TRUMAN ST | RUTLAND - T | 3 | 1.5 | 1,004 | 1,702 | 3 | \$264,900 | \$155.64 | \$265,000 | \$155.70 |
| 4 | 1865071 | 3793 STONE PASS RD | RUTLAND - T | 3 | 1.0 | 1,420 | 1,770 | 7 | \$265,000 | \$149.72 | \$265,000 | \$149.72 |
| 5 | 1851366 | 4742 ROOSEVELT ST | RUTLAND - T | 3 | 2.0 | 1,675 | 2,156 | 6 | \$269,900 | \$125.19 | \$269,900 | \$125.19 |
| 6 | 1851394 | 375 PAGEDOWN LN | RUTLAND - T | 3 | 2.5 | 1,096 | 1,780 | 5 | \$274,900 | \$154.44 | \$275,000 | \$154.49 |
| 7 | 1880677 | 4741 Roosevelt St | RUTLAND - T | 4 | 3.5 | 1,312 | 1,748 | 0 | \$275,000 | \$157.32 | \$275,000 | \$157.32 |
| 8 | 1894265 | 4007 Rutland Dunn Townline Rd | RUTLAND - T | 4 | 2.0 | 2,085 | 2,085 | 2 | \$275,000 | \$131.89 | \$275,000 | \$131.89 |
| 9 | 1886426 | 4735 Eisenhower St | RUTLAND - T | 3 | 2.0 | 1,248 | 1,560 | 6 | \$280,000 | \$179.49 | \$280,000 | \$179.49 |
| 10 | 1870388 | 360 Hwy 14 | RUTLAND - T | 3 | 2.0 | 1,600 | 1,600 | 28 | \$319,000 | \$199.38 | \$290,000 | \$181.25 |
| 11 | 1864000 | 444 Meander Wood Rd | RUTLAND - T | 4 | 2.0 | 1,397 | 2,590 | 55 | \$299,000 | \$115.44 | \$305,000 | \$117.76 |
| 12 | 1822914 | 508 MEANDER WOOD RD | RUTLAND - T | 3 | 2.0 | 1,414 | 2,139 | 3 | \$310,000 | \$144.93 | \$310,000 | \$144.93 |
| 13 | 1834883 | 975 MESA DR | RUTLAND - T | 4 | 2.5 | 2,150 | 2,788 | 59 | \$319,900 | \$114.74 | \$320,000 | \$114.78 |
| 14 | 1851912 | 427 Game Ridge Tr | RUTLAND - T | 3 | 3.0 | 1,568 | 2,438 | 21 | \$334,900 | \$137.37 | \$334,900 | \$137.37 |
| 15 | 1828831 | 3657 OLD STAGE RD | RUTLAND - T | 4 | 2.5 | 1,530 | 1,530 | 49 | \$335,000 | \$218.95 | \$336,000 | \$219.61 |
| 16 | 1819723 | 3835 Rutland-Dunn Town Line Rd | RUTLAND - T | 3 | 2.0 | 1,576 | 1,576 | 98 | \$399,900 | \$253.74 | \$348,000 | \$220.81 |
| Avg | | | | 3 | 2.09 | 1456 | 1927 | 23 | \$295,138 | \$158.60 | \$291,238 | \$156.21 |
| Min | | | | 3 | 1.00 | 996 | 1431 | 0 | \$229,900 | \$114.74 | \$251,000 | \$114.78 |
| Max | | | | 4 | 3.50 | 2150 | 2788 | 98 | \$399,900 | \$253.74 | \$348,000 | \$220.81 |
| Med | | | | 3 | 2.00 | 1417 | 1775 | 6 | \$277,500 | \$152.08 | \$277,500 | \$152.11 |

Search Results SCWMLS All Sales between \$229,900 and \$399,900 T. Rutland

Residential Sales in Winfield Estates Proximate to Windsor Quarry Town of Bristol

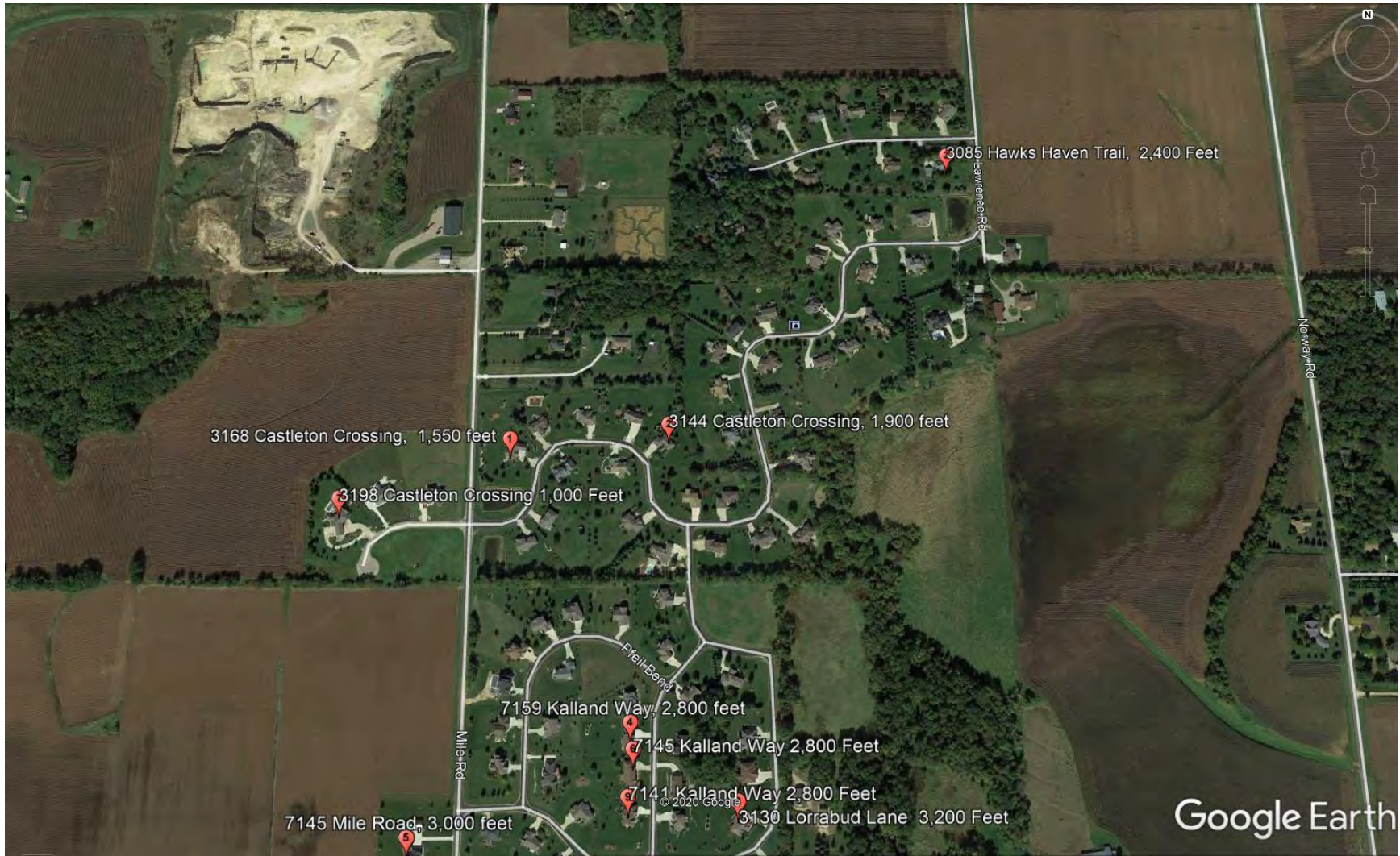
Winfield Estates is an upscale residential subdivision which located in the Town of Bristol which was developed in the late 1990's. The subdivision is located on the east side of Mile Road in close proximity to the Northwestern Stone Windsor Quarry located at 7281 Mile Road. The Windsor Quarry LLC owns a total of 132 acres on the south side of Mueller Road and the west side of Mile Road in the Village of Windsor. The current operations Windsor quarry is a Limestone Quarry which processes Crushed Stone-Sand-Boulders- and offers custom crushing. A commonly cited concern of homes owners located in close proximity to a mine will be a negative impact of mining operation on home values. The Windsor Quarry has been in operation for over 60 years. Since the late 1990's the area immediately to the east of the exiting quarry has seen extensive residential development. This development extends from Mueller Road south to Happy Valley, west to Mile Road and east to Norway Road. The concentration of residential development in close proximity the existing mining operations is contrary to the notion of a negative value impact resulting the operation of the mine. The negative impact is evidenced by increased marketing time, and reduced sales prices. In this analysis we examine the sales of eight homes properties which were located in close proximity Windsor Quarry operations. The sales were examined for proximity (miles) from the existing mining operations of the Windsor Quarry; the list to sales price ratio (percentage of sales price to list price); and for marketing time (DOM). The sales details and their locations proximate to the operating pits are summarized below:

Proximate Sales Summary

| No | MLS No. | Address | Sale Date | List Price | Sale Price | Bldg SF | Price/SF | % Sale/List | Distance | DOM |
|----|---------|-------------------------|-----------|------------|------------|---------|----------|-------------|----------|-----|
| 1 | 1863464 | 3168 Castleton Crossing | Aug-19 | \$579,900 | \$600,000 | 3,560 | \$168.54 | 103% | 0.29 | 5 |
| 2 | 1861804 | 3144 Castleton Crossing | Sep-19 | \$474,900 | \$460,000 | 3,231 | \$142.37 | 97% | 0.36 | 46 |
| 3 | 1857475 | 3085 Hawks Haven Trail | Jun-19 | \$450,000 | \$459,500 | 2,696 | \$170.44 | 102% | 0.45 | 9 |
| 4 | 1855808 | 7159 Kalland Way | Jun-19 | \$499,900 | \$504,900 | 2,682 | \$188.26 | 101% | 0.53 | 2 |
| 5 | 1885165 | 7145 Mile Road | Jul-20 | \$899,900 | \$910,000 | 3,849 | \$236.43 | 101% | 0.57 | 5 |
| 6 | 1813671 | 7145 Kalland Way | Apr-18 | \$495,000 | \$485,500 | 3,414 | \$142.21 | 98% | 0.53 | 100 |
| 7 | 1739403 | 3198 Castleton Crossing | Jan-16 | \$850,000 | \$815,000 | 5,736 | \$142.09 | 96% | 0.19 | 2 |
| 8 | 1867372 | 3130 Lorrabud Lane | Dec-19 | \$549,900 | \$535,000 | 3,560 | \$150.28 | 97% | 0.61 | 246 |
| 9 | 1850534 | 7141 Kalland Way | Apr-19 | \$509,900 | \$504,500 | 3,654 | \$138.07 | 99% | 0.53 | 27 |
| | | Average 9 Proximate | | \$589,933 | \$586,044 | 3,598 | \$164.30 | 99% | 0.45 | 49 |
| | | Average All 58 Sales | | \$571,065 | \$560,660 | 3,472 | \$170.75 | 99% | 0.00 | 49 |

It would be noted that in the past 3 years there have been only 8 residential sales recorded in the South-Central Multiple Listing Service in the in the Village of Windsor and the Town of Bristol in excess of \$800,000. Two of these sales (No 5 and No. 7) were reviewed proximate sales to the existing Windsor Quarry.

Sales Location Map



Proximate Sale No. 1

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|-------------------------|-----------|------------|------------|
| 1 | 1863464 | 3168 Castleton Crossing | Aug-19 | \$579,900 | \$600,000 |



MLS: 1863464 **Single Family** **Sold** **3168 Castleton Crossing** **LP: \$579,900**

Area: BRISTOL - T **Abv Grde SqFt:** 1,880 **Garage:** 3 car, Attached, Opener **Taxes:** 7,184
Bedrms: 6 **YrBuilt:** 2011 **Tot Fin SqFt:** 3,560 **Fireplace:** Wood, 1 fireplace **Acres:** 2.01

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Bedroom | BATHS | Full | Half |
|----------------------|----------------------|----|-------|-------|-------|--|-------|-------|-------|-------|---------|-------|------|------|
| Level: | M | | M | L | M | M | M | L | L | M | L | Up: | 0 | 0 |
| Dim: | 18x17 | | 17x14 | 35x17 | 14x14 | 10x12 | 10x12 | 10x11 | 10x11 | 8x8 | 13x20 | Main: | 2 | 1 |
| MstrBdrmBath: | Full, Walk-in Shower | | | | | Basement: Full, Full Size Windows/Exposed, Finished, Sump pump, | | | | | Low: | 1 | 0 | |








Luxurious custom built craftsman home by Dan Duren in the highly coveted Winfield Estates! Enjoy breathtaking sunsets from your spacious screened in porch. Enjoy fresh produce from your garden in your sleek and stylish kitchen with handmade knotty alder cabinetry and custom built kitchen table that expands for up to 12 people! Gleaming hand scraped walnut hardwood floors on the main level. Open & airy floor plan offering multiple entertaining spaces inside & out. Master Suite with an amazing walk-in closet & California Closets throughout. An entertainers dream on 2.01 acres, just waiting for you & your family! Check out the matterport video!

Listed By: Inventure Realty Group, Inc
Closing Date: 8/23/2019
Sale Price: \$600,000
SellrConcess:

Proximate Sale No. 2


| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|-------------------------|-----------|------------|------------|
| 2 | 1861804 | 3144 Castleton Crossing | Sep-19 | \$474,900 | \$460,000 |




MLS: 1861804 **Single Family** **Sold** **3144 Castleton Crossing** **LP: \$474,900**

Area: BRISTOL - T **Abv Grde SqFt:** 1,932 **Garage:** 3 car, Attached, Opener **Taxes:** 6,348
Bedrms: 4 **YrBuilt:** 2004 **Tot Fin SqFt:** 3,231 **Fireplace:** Gas, 2 fireplaces **Acres:** 1.03

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Rec Room | BATHS | Full | Half |
|----------------------|--------------------------------|----|-------|-----|-------|--|-------|-------|-----|-------|----------|-------|------|------|
| Level: | M | | M | | M | M | M | L | | M | L | Up: | 0 | 0 |
| Dim: | 17x20 | | 13x21 | | 13x17 | 10x12 | 10x12 | 13x13 | | | 16x32 | Main: | 2 | 0 |
| MstrBdrmBath: | Full, Walk-in Shower, Separate | | | | | Basement: Full, Full Size Windows/Exposed, Partially finished, Sump | | | | | Low: | 1 | 0 | |







Sprawling ranch home in Winfield Estates! Welcoming entry opens to the spacious living room featuring a cozy gas fireplace & vaulted ceilings. ML boasts 3 sizable bedrooms including the master w/ensuite complete w/jetted soaking tub & walk in closet. The eat-in kitchen showcases beautiful granite countertops w/SS appliances & a breakfast bar. Amazing 3-season porch overlooks mature landscaping w/numerous fruit trees & patio area perfect for entertaining. Large, exposed LL offers even more living space w/ a rec room, add'l bed & bath w/large walk in shower & heated floors, wet bar & insulated wine room along with tons of add'l storage space!

Listed By: MHB Real Estate
Closing Date: 9/9/2019
Sale Price: \$460,000
SellrConcess:

Proximate Sale No. 3

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|------------------------|-----------|------------|------------|
| 3 | 1857475 | 3085 Hawks Haven Trail | Jun-19 | \$450,000 | \$459,500 |



MLS: 1863464 **Single Family** **Sold** **3168 Castleton Crossing** **LP: \$579,900**

Area: BRISTOL - T
Bedrms: 6 **YrBuilt:** 2011

Abv Grde SqFt: 1,880 **Garage:** 3 car, Attached, Opener
Tot Fin SqFt: 3,560 **Fireplace:** Wood, 1 fireplace

Taxes: 7,184
Acres: 2.01

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Bedroom | BATHS | Full | Half |
|----------------------|----------------------|----|-------|-------|-------|--|-------|-------|-------|-------|------------------|-------|------|------|
| Level: | M | | M | L | M | M | M | L | L | M | L | Up: | 0 | 0 |
| Dim: | 18x17 | | 17x14 | 35x17 | 14x14 | 10x12 | 10x12 | 10x11 | 10x11 | 8x8 | 13x20 | Main: | 2 | 1 |
| MstrBdrmBath: | Full, Walk-in Shower | | | | | Basement: Full, Full Size Windows/Exposed, Finished, Sump pump, | | | | | Lowr: 1 0 | | | |







Luxurious custom built craftsman home by Dan Duren in the highly coveted Winfield Estates! Enjoy breathtaking sunsets from your spacious screened in porch. Enjoy fresh produce from your garden in your sleek and stylish kitchen with handmade knotty alder cabinetry and custom built kitchen table that expands for up to 12 people! Gleaming hand scraped walnut hardwood floors on the main level. Open & airy floor plan offering multiple entertaining spaces inside & out. Master Suite with an amazing walk-in closet & California Closets throughout. An entertainers dream on 2.01 acres, just waiting for you & your family! Check out the matterport video!

Listed By: *Inventure Realty Group, Inc.*

Closing Date: 8/23/2019 **Sale Price:** \$600,000 **SellrConcess:**

Proximate Sale No. 4

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|------------------|-----------|------------|------------|
| 4 | 1855808 | 7159 Kalland Way | Jun-19 | \$499,900 | \$504,900 |



MLS: 1855808 **Single Family** **Sold** **7159 Kalland Way** **LP: \$499,900**

Area: BRISTOL - T
Bedrms: 4 **YrBuilt:** 2013

Abv Grde SqFt: 1,900 **Garage:** 3 car, Attached, Opener, Access to Basement
Tot Fin SqFt: 2,682 **Fireplace:** Gas, 2 fireplaces

Taxes: 6,319
Acres: 0.76

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Three-Sea | BATHS | Full | Half |
|----------------------|----------------------|----|-------|-------|-------|--|-------|-------|-----|-------|------------------|-------|------|------|
| Level: | M | | M | L | M | M | M | L | | M | M | Up: | 0 | 0 |
| Dim: | 19X16 | | 13X12 | 26X18 | 15X14 | 13X10 | 13X10 | 12X11 | | 07X06 | 16x12 | Main: | 2 | 0 |
| MstrBdrmBath: | Full, Walk-in Shower | | | | | Basement: Full, Full Size Windows/Exposed, Partially finished, Sump | | | | | Lowr: 1 0 | | | |







BREATHTAKING...This home looks like it came from the pages of a magazine! Nearly 2,700 sq ft, 4 bedrooms, 3 bathrooms, open floor plan with split bedrooms, great room with fireplace, huge pantry, granite countertops, stainless steel appliances & expansive island, hardwood floors, main level laundry & mudroom, huge lower level family room with wetbar & fireplace + oversized 3 car garage with stairs to lower level, room for all your toys! Enjoy your perfectly manicured 3/4 acre lot from your new 3 season porch. This home is immaculate & ready for you to call home! Low Town of Bristol taxes. MRP \$499,900-\$509,900

Listed By: *First Weber Inc*

Closing Date: 6/10/2019 **Sale Price:** \$504,900 **SellrConcess:**

Proximate Sale No. 5

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|----------------|-----------|------------|------------|
| 5 | 1885165 | 7145 Mile Road | Jul-20 | \$899,900 | \$910,000 |



| | | | | | | | | | |
|---------------------|-------------|-----------------------|-------|----------------------|---|---------------------|--|----------------------|-------------------|
| MLS: 1885165 | | Single Family | | Sold | | 7145 Mile Rd | | LP: \$899,900 | |
| Area: | WINDSOR - V | Abv Grde SqFt: | 2,338 | Garage: | 3 car, Attached, Detached, Heated, 4+ car, Garage | | | Taxes: | 13,130 |
| Bedrms: | 4 | YrBuilt: | 2015 | Tot Fin SqFt: | 3,849 | | | Fireplace: | Gas, 2 fireplaces |
| Acres: | 3.69 | | | | | | | | |

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Sun Room | BATHS | Full | Half | | | |
|----------------------|--------------------------------|-------|-------|-------|-------|-------|-------|------|-------|-------|----------|------------------|---|------|--------------|---|---|
| Level: | M | M | M | L | M | M | L | L | M | M | M | Up: | 0 | 0 | | | |
| Dim: | 22x20 | 16x14 | 19x19 | 15x15 | 14x13 | 15x12 | 13x12 | 11x6 | 15x15 | | | Main: | 2 | 0 | | | |
| MstrBdrmBath: | Full, Walk-in Shower, Separate | | | | | | | | | | | Basement: | Full, Full Size Windows/Exposed, Walkout to yard, | | Lowr: | 1 | 0 |







VRP \$899,900.00-\$924,900.00 Parade quality 3850 sq. ft. 4 bedroom, 3 bath ranch home on 3.6 acres. High end home features open great room concept w/breathtaking views, post & beam construction, floor to ceiling tile showers, heated tile & walk in closets in the master suite & designer kitchen. Main level also features large mudroom, separate 1st floor laundry, covered deck & relaxing sun room. LL features 2 additional bedrooms, full bath & rec room w/wet bar & stone fireplace. Handymen will love the 3 car garage and the 30x55 pole shed. Both of which are heated, insulated & have water & floor drains. No expense spared here, custom window treatments, irrigated lawn & landscaping, concrete edging & the list never ends. Seller is willing to sell up to 35 additional acres adjoining the parcel.

Listed By: RE/MAX Preferred **Closing Date:** 7/15/2020 **Sale Price:** \$910,000 **SellrConcess:**

Proximate Sale No. 6

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|------------------|-----------|------------|------------|
| 6 | 1813671 | 7145 Kalland Way | Apr-18 | \$495,000 | \$485,500 |



| | | | | | | | | | |
|---------------------|-------------|-----------------------|-------|----------------------|---|-------------------------|--|----------------------|------------------|
| MLS: 1813671 | | Single Family | | Sold | | 7145 Kalland Way | | LP: \$495,000 | |
| Area: | BRISTOL - T | Abv Grde SqFt: | 1,974 | Garage: | Attached, Tandem, Heated, Opener, Access to | | | Taxes: | 6,185 |
| Bedrms: | 3 | YrBuilt: | 2008 | Tot Fin SqFt: | 3,414 | | | Fireplace: | Gas, 1 fireplace |
| Acres: | 0.76 | | | | | | | | |

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Den/Office | BATHS | Full | Half | | | |
|----------------------|--------------------------------|-------|-------|-----|-------|-------|-------|-----|-----|-------|------------|------------------|---|------|--------------|---|---|
| Level: | M | M | M | | M | M | M | | | M | M | Up: | 0 | 0 | | | |
| Dim: | 17X23 | 11X23 | 11X15 | | 17X23 | 11X12 | 11X12 | | | 7X9 | 10X12 | Main: | 2 | 0 | | | |
| MstrBdrmBath: | Full, Walk-in Shower, Separate | | | | | | | | | | | Basement: | Full, Full Size Windows/Exposed, Walkout to yard, | | Lowr: | 1 | 0 |







Wow! You won't find another house in this area w/ an attached 6+ car heated garage w/ trench drain & 3rd overhead garage door leading to large country lot. From your open view deck enjoy amazing sunsets. You could not rebuild this house for this asking price! Attention to detail shows in this 4+ bdrm (could be 5), 3 bath home. Custom master suite w/ original walk-thru closet organized with a closet system. Quality shows in spacious kitchen w/ solid countertops, upgraded appliances & smart home technology. Open concept LR with gas FP, walkout finished basement. Low Bristol taxes! Call Today!

Listed By: Badger Realty Group **Closing Date:** 4/20/2018 **Sale Price:** \$485,500 **SellrConcess:**

Proximate Sale No. 7

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|-------------------------|-----------|------------|------------|
| 7 | 1739403 | 3198 Castleton Crossing | Jan-16 | \$850,000 | \$815,000 |

| | | | | | | | | | | | | | | |
|---|--|-----------------------------|--|----------------------|--------------------------------|------------|------------|------------|------------|------------------------------|-------------------|----------------------|-------------|-------------|
|  | MLS: 1739403 Single Family Sold 3198 Castleton Crossing LP: \$850,000 | | | | | | | | | | | | | |
| | Area: WINDSOR - V | Abv Grde SqFt: 3,196 | Garage: 3 car, Attached, Opener, 4+ car | Taxes: 11,359 | | | | | | | | | | |
| Bedrms: 4 | YrBuilt: 2006 | Tot Fin SqFt: 5,736 | Fireplace: Gas, 2 fireplaces | Acres: 1.83 | | | | | | | | | | |
| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Den/Office | BATHS | Full | Half |
| Level: | M | M | M | | M | M | L | L | | M | M | Up: | 0 | 0 |
| Dim: | 25X18 | 12X14 | 18X18 | | 17X18 | 12X14 | 12X16 | 12X11 | | 14X12 | 12X12 | Main: | 2 | 1 |
| MstrBdrmBath: Full, Walk-in Shower | Basement: Full, Full Size Windows/Exposed, Walkout to yard, | | | | | | | | | | Lowr: | 1 | 0 | |
|     | | | | | | | | | | | | | | |
| <p>EXECUTIVE RANCH WITH 3200 SQ FT MAIN LEVEL ON A PRIVATE CUL-DE-SAC LOT. EXQUISITE TOUCHES THROUGHOUT! GOURMET KITCHEN WITH STAINLESS APPLIANCES, GRANITE ISLAND, CHERRY CABINETRY, TILE BACKSPASH, OPEN GREAT ROOM CONCEPT WITH TRAY CEILINGS, CUSTOM CHERRY MILLWORK, HICKORY FLOORS, PRIVATE OWNERS SUITE W/TILE SHOWER, ZERO STEP ENTRYWAYS, WHEELCHAIR AND ADA FRIENDLY RANCH, CUSTOM AZEK DECK. WALK-OUT LOWER LEVEL SUITE WITH 2 BEDROOMS AND SECOND KITCHEN, PRIVATE ENTRANCE! 6 CAR GARAGE, AND EXTENSIVE LANDSCAPING!</p> | | | | | | | | | | | | | | |
| Listed By: First Weber Inc | | | | | Closing Date: 1/22/2016 | | | | | Sale Price: \$815,000 | | SellrConcess: | | |

Proximate Sale No. 8

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|--------------------|-----------|------------|------------|
| 8 | 1867372 | 3130 Lorrabud Lane | Dec-19 | \$549,900 | \$535,000 |

| | | | | | | | | | | | | | | |
|---|--|-----------------------------|--|---------------------|--------------------------------|------------|------------|------------|------------|------------------------------|-----------------|----------------------|-------------|-------------|
|  | MLS: 1867372 Single Family Sold 3130 Lorrabud Ln LP: \$549,900 | | | | | | | | | | | | | |
| | Area: BRISTOL - T | Abv Grde SqFt: 2,110 | Garage: 3 car, Attached, Opener, Access to Basement, Garage | Taxes: 7,085 | | | | | | | | | | |
| Bedrms: 4 | YrBuilt: 2010 | Tot Fin SqFt: 3,560 | Fireplace: Gas, 1 fireplace | Acres: 0.80 | | | | | | | | | | |
| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Rec Room | BATHS | Full | Half |
| Level: | M | | M | | M | M | M | L | | M | L | Up: | 0 | 0 |
| Dim: | 16X17 | | 15X12 | | 17X14 | 12X10 | 11X13 | 18X13 | | 8X9 | 34X26 | Main: | 2 | 0 |
| MstrBdrmBath: Full, Walk-in Shower | Basement: Full, Full Size Windows/Exposed, Finished, Sump pump, | | | | | | | | | | Lowr: | 1 | 0 | |
|     | | | | | | | | | | | | | | |
| <p>Luxury meets smart design in this over 3400 sq' home in desirable Winfield Estates! Click on the Virtual Tour above! Custom built by Duren Home Builders, this home is set on a beautifully landscaped lot with an in-ground sprinkler system. Open gourmet kitchen highlighted by gleaming floors, gorgeous granite counter tops & an expansive island. Floor to ceiling flagstone fireplace & wall of windows add another level of sophistication to this home. Serene Master Suite w/spacious walk-in closet & spa like bath w/Travertine tiled shower. Impeccable insulated 3 car garage w/access to the stunning finished LL where your custom built workshop awaits!</p> | | | | | | | | | | | | | | |
| Listed By: Inventure Realty Group, Inc | | | | | Closing Date: 12/5/2019 | | | | | Sale Price: \$535,000 | | SellrConcess: | | |

Proximate Sale No. 9

| No | MLS No. | Address | Sale Date | List Price | Sale Price |
|----|---------|------------------|-----------|------------|------------|
| 9 | 1850534 | 7141 Kalland Way | Apr-19 | \$509,900 | \$504,500 |



| | | | | |
|-------------------------------------|-----------------------------|--|-------------------------|----------------------|
| MLS: 1850534 | Single Family | Sold | 7141 KALLAND WAY | LP: \$509,900 |
| Area: BRISTOL - T | Abv Grde SqFt: 1,954 | Garage: 3 car, Attached, Opener, Access to Basement | Taxes: 6,671 | |
| Bedrms: 4 | YrBuilt: 2013 | Tot Fin SqFt: 3,654 | Acres: 0.77 | |
| Fireplace: Gas, 2 fireplaces | | | | |

| Rooms: | LR | DR | KIT | FAM | MBR | BR2 | BR3 | BR4 | BR5 | Lndry | Theater | BATHS | Full | Half | |
|----------------------|----------------------|-------|-------|-----|--|-------|-------|-------|-----|-------|---------|--------------|--------------|------|---|
| Level: | M | M | M | | M | M | M | L | | M | L | Up: | 0 | 0 | |
| Dim: | 17x16 | 12x10 | 12x11 | | 15x13 | 14x10 | 14x10 | 13x10 | | 8x7 | 20x18 | Main: | 2 | 0 | |
| MstrBdrmBath: | Full, Walk-in Shower | | | | Basement: Full, Full Size Windows/Exposed, Walkout to yard, | | | | | | | | | | |
| | | | | | | | | | | | | | Lowr: | 1 | 0 |







Another fabulous listing in Winfield Estates! Gorgeous is the first word that comes to mind as you enter this spacious ranch nestled in this country setting. Quality built 4 bed, 3 bath home set on just over a 3/4 acre lot. Open concept kitchen for easy entertaining, granite counter-tops, custom hickory cabinets, inviting hickory hardwood floors, gleaming stainless steel appliances and multiple entertaining areas inside and out! Master suite offers a spacious walk-in closet. Finished LL offers wet bar, living room with 2nd fireplace, guest suite, bath and a theater room which could also be used a fifth bedroom!

Listed By: *Inventure Realty Group, Inc* **Closing Date:** 4/12/2019 **Sale Price:** \$504,500 **SellrConcess:**

Conclusions Reviewed Sales

The nine reviewed sales located in close proximity to the Windsor Quarry show no evidence of either protracted marketing times or decrease in sales price. The sales prices ranged between \$460,000 to over \$900,000 which is far in excess of the average sales prices for home in Dane County (\$275,000). The average marketing times for upscale homes range in this price range was 30 to 60 days. Only one of the nine reviewed sales exceeded this timeframe. None of these sales showed any evidence of a negative impact as a result of proximity to the Windsor Quarry.

Comparison to All Residential Sales

The residential sales in close proximity to the Windsor Quarry (Mile Road) were analyzed based upon the sales price to list price ration, average day on market (DOM), and sales price per SF. The 9 reviewed sales are in in an area designated in the south-central Wisconsin Multiple Listing Service as area D09. I have reviewed all of the sales in the years 2018 and 2019 between \$450,000 and \$1,000,000 located in area D09. The total number of sales was 58. The average days on market was 49 day which was the same as the proximate sales (49Days). Average list price (\$571,065) to sales price (\$560,660) ratio (98%) compared to 99% for the reviewed proximate sales. The sales price per gross SF was the average sales price gross /Sf for the proximate sales was \$175.93/SF compared to \$171.43 for all sales in the area.

CMA Summary Report

| Single Family Summary Statistics | | | |
|----------------------------------|-----------|-----------|-----------|
| High | Low | Average | Median |
| LP:\$1,100,000 | \$450,000 | \$571,065 | \$524,900 |
| SP:\$990,000 | \$450,000 | \$560,660 | \$515,000 |

Single Family - Sold

Number of Properties: 58

| Num | MLS # | Address | Location | Beds | TotBth | AbvGrdSqFT | FinSqFT | DOM | LP | LP/FinSqFt | SP | SP/FinSqFt |
|-----|---------|-------------------------|-------------|------|--------|------------|---------|-----|-----------|------------|-----------|------------|
| 1 | 1823385 | 3083 LYMANS RUN | BRISTOL - T | 4 | 3.5 | 2,973 | 4,320 | 144 | \$650,000 | \$150.46 | \$635,000 | \$146.99 |
| 2 | 1831125 | 3001 Midnight Sun Dr | BRISTOL - T | 6 | 4.5 | 3,321 | 4,820 | 70 | \$674,900 | \$140.02 | \$668,000 | \$138.59 |
| 3 | 1847702 | 3119 Saddle Broken Tr | BRISTOL - T | 5 | 3.5 | 2,217 | 3,787 | 15 | \$639,000 | \$168.74 | \$625,000 | \$165.04 |
| 4 | 1832394 | 7206 Kaltenberg Pass | BRISTOL - T | 4 | 3.0 | 1,981 | 3,294 | 43 | \$566,779 | \$172.06 | \$566,779 | \$172.06 |
| 5 | 1833533 | 3097 Saddle Brooke Tr | BRISTOL - T | 5 | 3.5 | 2,452 | 4,370 | 187 | \$725,000 | \$165.90 | \$715,000 | \$163.62 |
| 6 | 1840482 | 6608 Cheddar Crest Dr | BRISTOL - T | 4 | 3.5 | 2,800 | 3,527 | 2 | \$459,900 | \$130.39 | \$454,000 | \$128.72 |
| 7 | 1842069 | 3050 SADDLE BROOKE TR | BRISTOL - T | 4 | 3.5 | 2,148 | 3,164 | 195 | \$489,900 | \$154.84 | \$470,000 | \$148.55 |
| 8 | 1817380 | 7213 KALTENBERG PASS | BRISTOL - T | 3 | 2.0 | 2,047 | 2,047 | 42 | \$498,000 | \$243.28 | \$479,900 | \$234.44 |
| 9 | 1850805 | 3087 ANDOR LN | BRISTOL - T | 3 | 3.0 | 1,835 | 2,753 | 8 | \$504,900 | \$183.40 | \$493,000 | \$179.08 |
| 10 | 1862320 | 3042 Saddle Brooke Tr | BRISTOL - T | 4 | 3.5 | 2,622 | 3,941 | 88 | \$535,000 | \$135.75 | \$520,000 | \$131.95 |
| 11 | 1813671 | 7145 Kalfand Way | BRISTOL - T | 3 | 3.0 | 1,974 | 3,414 | 100 | \$495,000 | \$144.99 | \$485,500 | \$142.21 |
| 12 | 1820484 | 7212 KALTENBERG PASS | BRISTOL - T | 3 | 2.0 | 2,000 | 2,000 | 0 | \$464,900 | \$232.45 | \$464,900 | \$232.45 |
| 13 | 1862466 | 3075 Parker Pass | BRISTOL - T | 4 | 3.5 | 2,558 | 5,131 | 18 | \$779,900 | \$152.00 | \$739,900 | \$144.20 |
| 14 | 1888305 | 7539 LILY VIEW LN | BRISTOL - T | 4 | 3.5 | 2,441 | 3,897 | 0 | \$506,599 | \$130.00 | \$506,599 | \$130.00 |
| 15 | 1862905 | 6836 Karolina Way | BRISTOL - T | 4 | 3.0 | 2,048 | 3,806 | 151 | \$749,000 | \$196.75 | \$703,250 | \$184.77 |
| 16 | 1834229 | 1741 GREENWAY RD | BRISTOL - T | 5 | 3.5 | 3,131 | 4,371 | 128 | \$559,050 | \$127.90 | \$548,000 | \$125.37 |
| 17 | 1824511 | 3082 Castleton Crossing | BRISTOL - T | 4 | 2.5 | 3,606 | 3,806 | 90 | \$489,000 | \$135.86 | \$485,000 | \$134.50 |
| 18 | 1828905 | 3010 MIDNIGHT SUN DR | BRISTOL - T | 4 | 2.5 | 2,229 | 2,429 | 17 | \$499,900 | \$205.80 | \$485,000 | \$199.67 |
| 19 | 1847325 | 7544 Lily View Ln | BRISTOL - T | 3 | 2.5 | 2,338 | 2,338 | 0 | \$463,397 | \$198.20 | \$463,397 | \$198.20 |
| 20 | 1852878 | 2913 Fern Dr | BRISTOL - T | 4 | 2.5 | 2,388 | 2,388 | 33 | \$492,150 | \$206.09 | \$492,150 | \$206.09 |
| 21 | 1861804 | 3144 Castleton Crossing | BRISTOL - T | 4 | 3.0 | 1,932 | 3,231 | 46 | \$474,900 | \$146.98 | \$460,000 | \$142.37 |
| 22 | 1839678 | 2932 Fern Dr | BRISTOL - T | 3 | 2.5 | 2,195 | 2,195 | 0 | \$579,913 | \$264.20 | \$579,913 | \$264.20 |
| 23 | 1828388 | 3115 Fran's Dr | BRISTOL - T | 3 | 2.0 | 2,298 | 2,298 | 2 | \$549,900 | \$239.30 | \$549,500 | \$239.12 |
| 24 | 1846623 | 6629 Ridge Point Run | BRISTOL - T | 4 | 3.5 | 2,360 | 3,860 | 70 | \$579,900 | \$150.23 | \$565,000 | \$146.37 |
| 25 | 1839083 | 6659 Longhorn Ln | BRISTOL - T | 4 | 2.5 | 2,714 | 2,714 | 7 | \$479,900 | \$176.82 | \$465,000 | \$171.33 |
| 26 | 1828215 | 8664 TARTAN TR | BRISTOL - T | 4 | 2.5 | 3,453 | 3,453 | 69 | \$899,000 | \$260.35 | \$855,000 | \$247.61 |
| 27 | 1858065 | 3126 Frans Dr | BRISTOL - T | 5 | 3.5 | 3,576 | 5,571 | 122 | \$900,000 | \$161.55 | \$885,000 | \$158.86 |
| 28 | 1863464 | 3168 Castleton Crossing | BRISTOL - T | 6 | 3.5 | 1,880 | 3,560 | 5 | \$579,900 | \$162.89 | \$600,000 | \$168.54 |
| 29 | 1823109 | 3038 BUNKER VIEW | BRISTOL - T | 5 | 3.5 | 2,913 | 4,513 | 49 | \$599,000 | \$132.73 | \$584,999 | \$129.63 |

| | | | | | | | | | | | | |
|------------|---------|-----------------------|-------------|----------|-------------|-------------|-------------|------------|--------------------|-----------------|------------------|-----------------|
| 30 | 1823881 | 1655 TAM O SHANTER TR | BRISTOL - T | 5 | 3.0 | 2,242 | 3,912 | 13 | \$489,900 | \$125.23 | \$477,450 | \$122.05 |
| 31 | 1825082 | 3098 SADDLE BROOKE TR | BRISTOL - T | 4 | 3.0 | 2,198 | 3,660 | 82 | \$600,000 | \$163.93 | \$580,000 | \$158.47 |
| 32 | 1842817 | 6036 Anzelka Tr | BRISTOL - T | 4 | 3.0 | 2,203 | 3,706 | 74 | \$664,900 | \$179.41 | \$648,000 | \$174.85 |
| 33 | 1849936 | 3048 PARKER PASS | BRISTOL - T | 4 | 3.0 | 2,131 | 3,507 | 21 | \$575,000 | \$163.96 | \$561,000 | \$159.97 |
| 34 | 1856534 | 7141 KALLAND WAY | BRISTOL - T | 4 | 3.0 | 1,954 | 3,654 | 27 | \$509,900 | \$139.55 | \$504,500 | \$138.07 |
| 35 | 1855982 | 2136 Vanessa Way | BRISTOL - T | 6 | 4.5 | 4,030 | 6,184 | 37 | \$1,100,000 | \$172.88 | \$990,000 | \$160.09 |
| 36 | 1862639 | 7164 Kalland Way | BRISTOL - T | 3 | 3.0 | 2,072 | 3,052 | 35 | \$489,900 | \$160.52 | \$489,900 | \$160.52 |
| 37 | 1842479 | 2936 Fern Dr | BRISTOL - T | 3 | 2.0 | 2,026 | 2,076 | 33 | \$529,900 | \$260.07 | \$529,900 | \$260.07 |
| 38 | 1824266 | 3065 Parker Pass | BRISTOL - T | 3 | 2.0 | 1,930 | 2,477 | 6 | \$529,900 | \$213.93 | \$520,000 | \$209.93 |
| 39 | 1825953 | 3101 Saddle Brooke Tr | BRISTOL - T | 5 | 4.5 | 3,123 | 4,337 | 89 | \$719,900 | \$165.99 | \$719,900 | \$165.99 |
| 40 | 1830615 | 3302 HAWKS HAVEN TR | BRISTOL - T | 4 | 3.0 | 1,928 | 3,554 | 3 | \$455,000 | \$128.02 | \$460,000 | \$129.43 |
| 41 | 1840106 | 7191 Norway Rd | BRISTOL - T | 4 | 3.0 | 2,100 | 3,600 | 22 | \$489,000 | \$135.63 | \$482,000 | \$133.89 |
| 42 | 1818283 | 2871 Vinham Rd | BRISTOL - T | 4 | 3.5 | 2,519 | 3,904 | 142 | \$559,900 | \$143.42 | \$555,000 | \$142.16 |
| 43 | 1818312 | 7207 Kallenberg Pass | BRISTOL - T | 3 | 2.0 | 2,076 | 2,076 | 24 | \$499,900 | \$249.80 | \$499,900 | \$249.80 |
| 44 | 1844132 | 3052 Midnight Sun Dr | BRISTOL - T | 4 | 3.0 | 1,892 | 3,012 | 17 | \$499,900 | \$165.97 | \$499,900 | \$165.97 |
| 45 | 1849823 | 6652 Lochside Ln | BRISTOL - T | 3 | 2.0 | 1,956 | 1,956 | 58 | \$509,900 | \$260.69 | \$505,000 | \$258.18 |
| 46 | 1849973 | 7742 Kraus Rd | BRISTOL - T | 4 | 2.5 | 3,317 | 2,317 | 11 | \$475,000 | \$205.01 | \$465,000 | \$200.69 |
| 47 | 1854417 | 3072 Viking Pass | BRISTOL - T | 5 | 3.0 | 2,252 | 3,952 | 16 | \$534,900 | \$136.04 | \$530,000 | \$134.79 |
| 48 | 1857475 | 3085 Hawks Haven Tr | BRISTOL - T | 3 | 3.5 | 2,696 | 3,621 | 9 | \$450,000 | \$124.28 | \$459,500 | \$126.90 |
| 49 | 1866249 | 2988 Wynchwood way | BRISTOL - T | 5 | 3.0 | 2,019 | 3,600 | 39 | \$529,900 | \$147.19 | \$525,000 | \$145.83 |
| 50 | 1833834 | 1678 Esker Tr | BRISTOL - T | 4 | 3.0 | 1,792 | 2,895 | 17 | \$499,900 | \$176.33 | \$493,000 | \$173.90 |
| 51 | 1779422 | 3091 LYMAN'S RUN | BRISTOL - T | 4 | 4.5 | 3,237 | 4,792 | 166 | \$829,000 | \$173.00 | \$805,000 | \$167.99 |
| 52 | 1823102 | 3198 Lyman's Run | BRISTOL - T | 5 | 3.5 | 3,281 | 4,511 | 50 | \$714,900 | \$158.48 | \$714,900 | \$158.48 |
| 53 | 1867372 | 3130 Lombard Ln | BRISTOL - T | 4 | 3.0 | 2,110 | 3,580 | 46 | \$549,900 | \$154.47 | \$535,000 | \$150.28 |
| 54 | 1855808 | 7159 Kalland Way | BRISTOL - T | 4 | 3.0 | 1,900 | 2,682 | 2 | \$499,900 | \$186.39 | \$504,900 | \$188.26 |
| 55 | 1856327 | 1697 Esker Tr | BRISTOL - T | 4 | 3.0 | 1,888 | 3,087 | 27 | \$465,000 | \$150.63 | \$457,000 | \$148.04 |
| 56 | 1832077 | 6680 Cheddar Crest Dr | BRISTOL - T | 5 | 3.0 | 2,149 | 3,673 | 4 | \$450,000 | \$122.52 | \$450,000 | \$122.52 |
| 57 | 1841488 | 1809 Tam O Shanter Tr | BRISTOL - T | 4 | 3.0 | 1,962 | 3,627 | 177 | \$485,000 | \$133.72 | \$481,750 | \$135.58 |
| 58 | 1841571 | 2829 CLOVER LN | BRISTOL - T | 4 | 3.0 | 2,370 | 3,706 | 8 | \$519,900 | \$140.29 | \$510,000 | \$137.61 |
| Avg | | | | 4 | 3.05 | 2391 | 3472 | 49 | \$971,085 | \$170.75 | \$560,660 | \$168.03 |
| Min | | | | 3 | 2.00 | 1702 | 1956 | 6 | \$450,000 | \$122.52 | \$450,000 | \$122.05 |
| Max | | | | 6 | 4.50 | 4030 | 6184 | 195 | \$1,100,000 | \$264.20 | \$990,000 | \$264.20 |
| Med | | | | 4 | 2.00 | 2210 | 3580 | 31 | \$524,900 | \$162.22 | \$515,000 | \$159.42 |

Proximate Sales Price/Assessment

The assessed value at the time of sale is compared to the sales prices for the 9 sales proximate to the Mile Road Quarry in the Chart below:

| No | MLS No. | Address | Sale Date | Assessed | Sale Price | Assessed/Sales Price Ratio |
|----|---------|-------------------------|-----------|------------------|------------------|----------------------------|
| 1 | 1863464 | 3168 Castleton Crossing | Aug-19 | \$427,100 | \$600,000 | 140% |
| 2 | 1861804 | 3144 Castleton Crossing | Sep-19 | \$379,300 | \$460,000 | 121% |
| 3 | 1857475 | 3085 Hawks Haven Trail | Jun-19 | \$374,300 | \$459,500 | 123% |
| 4 | 1855808 | 7159 Kalland Way | Jun-19 | \$377,600 | \$504,900 | 134% |
| 5 | 1885165 | 7145 Mile Road | Jul-20 | \$652,300 | \$910,000 | 140% |
| 6 | 1813671 | 7145 Kalland Way | Apr-18 | \$376,100 | \$485,500 | 129% |
| 7 | 1739403 | 3198 Castleton Crossing | Jan-16 | \$574,500 | \$815,000 | 142% |
| 8 | 1867372 | 3130 Lorrabud Lane | Dec-19 | \$421,500 | \$535,000 | 127% |
| 9 | 1850534 | 7141 Kalland Way | Apr-19 | \$376,100 | \$504,500 | 134% |
| | | Average | | \$398,078 | \$529,989 | 133% |

The average sales price of the 9 reviewed sales which occurred between 2018 and 2020 which averaged .39 miles from the existing Mile Road Quarry was \$529, 989 the average assessment on these homes was \$398,078. The sales prices were 133% of the assessments at the time of sale.

Analysis No. 2: New Home Development Adjacent Rocky Rights Sand and Quarry USH 12&18 Madison WI



The Rocky Rights (Cattell) Quarry is a sand and gravel quarry which operates in the Town of Cottage Grove, Dane County, Wisconsin. There is a batch plant located in the quarry. The Cattell Quarry has been operating since the 1960s. Five single-family residences were developed directly south of the Cattell property. All of the homes were constructed with the quarry in full operation. Three of the residences are accessed by a private roadway owned by Rocky Rights LLC. This private roadway is used by Rocky Rights to haul material to and from the quarry.

The three properties accessed by the private roadway are located at 2292 USH 12&18; 2272 USH 12&18; and 2252 USH 12&18.

The home at 2272 USH 12&18 is a 1,615 SF ranch home which was constructed in 2002 on a two-acre RH-1 zoned site. This home is assessed for \$204,600.

The home at 2252 USH 12&18 is a 1,620 SF 1.5-story home on a 2.12-acre site which was constructed in 2003. This home is assessed for \$172,800.

There are two additional homes located directly south of the Cattell quarry. These homes are accessed directly from USH 12&18.

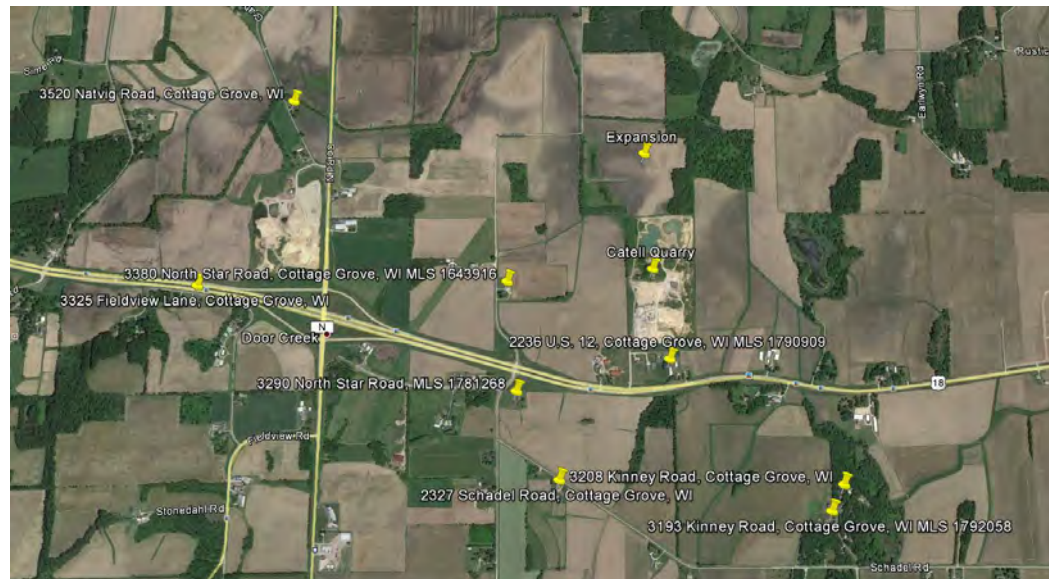
The home at 2236 USH 12&18 is a 1,472 SF home located on a 3.043-acre RH-1 zoned site. This property located at 2236 Hwy 18 sold in June of 2017 for \$243,900. This home is located 800 feet to the south of the location of the batch plant. This property was on the market for 147 days (consistent with a reasonable exposure time for a home in this price range), it was listed for \$249,500, and the sales price of \$243,900 represented 98% of list price which is consistent with the 5% to 10% price reductions experienced during negotiations. This sale was consistent with reviewed sales of comparable properties located in the Town of Cottage Grove.

All five of the existing residences were constructed with the quarry in operation. The sale of the home at 2236 USH 12&18 showed no evidence of any negative impact as a result of the proximity to the batch plant.

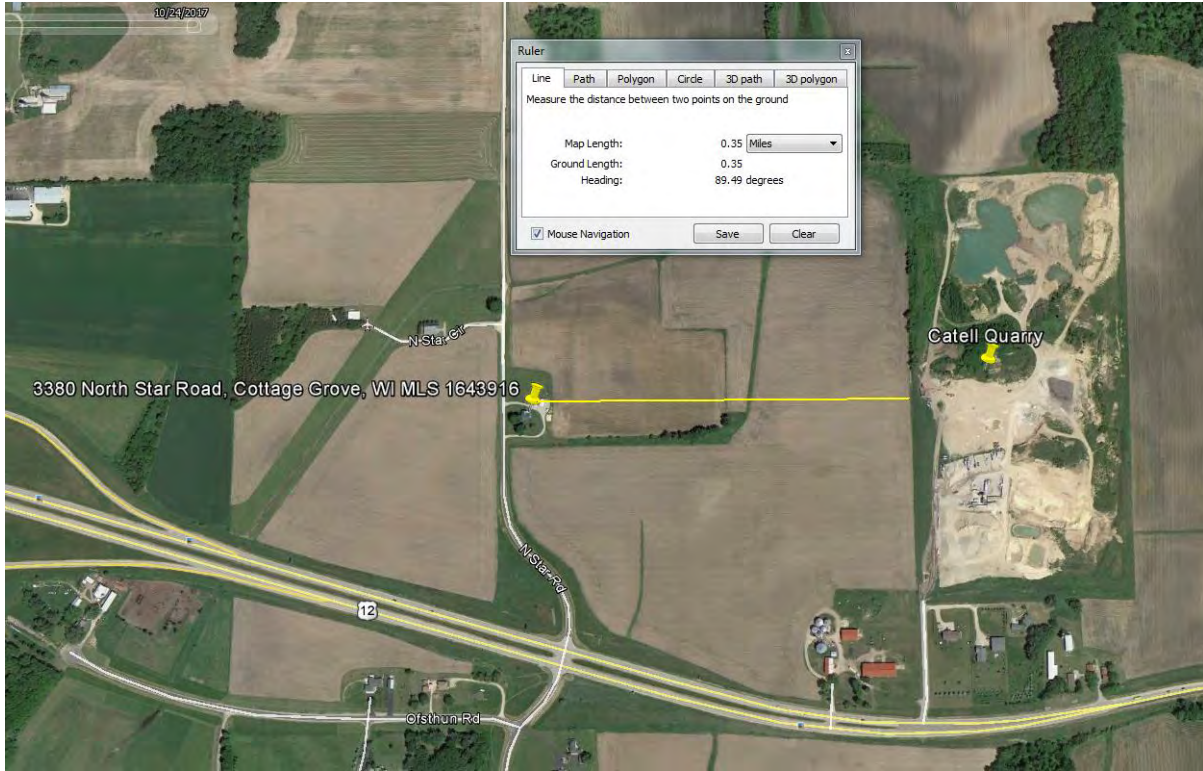
Sales analysis of 8 residential sales within 1.5 miles of the Rocky Rights Sand and Gravel Quarry USH 12/18 Madison Wisconsin

As part of my analysis for the Cattell quarry, I examined the sales of eight residential homes located within 1.5 miles of the quarry. Each sale was analyzed based upon its proximity to the quarry, percentage of sales price to list price, days on market (DOM), and percentage of sales price to assessed value. The analysis is summarized below.

| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/SF | % | % Sale/Assed | Dist mi | DOM |
|---------|----------------------|-----------|------------|------------|-----------|---------|----------|-----|--------------|---------|-----|
| 1643916 | 3380 North Star Road | Jul-12 | \$224,900 | \$215,000 | \$247,200 | 2,500 | \$86.00 | 96% | 87% | 0.35 | 300 |
| 1790909 | 2236 USH 12 | Jun-17 | \$249,500 | \$243,900 | \$208,400 | 1,248 | \$195.43 | 98% | 117% | 0.06 | 147 |
| 1781268 | 3290 North Star Road | Jul-16 | \$344,900 | \$338,100 | \$237,800 | 2,360 | \$143.26 | 98% | 142% | 0.35 | 42 |
| 1792058 | 3193 Kinney Road | Apr-17 | \$440,000 | \$430,000 | \$390,200 | 2,085 | \$206.24 | 98% | 110% | 0.59 | 23 |
| 1795330 | 3208 Kinney Road | Jun-17 | \$465,000 | \$447,500 | \$425,800 | 2,032 | \$220.23 | 96% | 105% | 0.56 | 31 |
| 1759067 | 3325 Field View Ln | Jul-16 | \$349,900 | \$336,000 | \$322,300 | 1,916 | \$175.37 | 96% | 104% | 1.25 | 202 |
| 1657553 | 3520 Natvig Rd | Sep-12 | \$238,000 | \$228,000 | \$243,000 | 1,892 | \$120.51 | 96% | 94% | 1.08 | 31 |
| 1639338 | 2337 Schadel | Mar-12 | \$325,000 | \$300,000 | \$292,300 | 2,143 | \$139.99 | 92% | 103% | 0.45 | 91 |



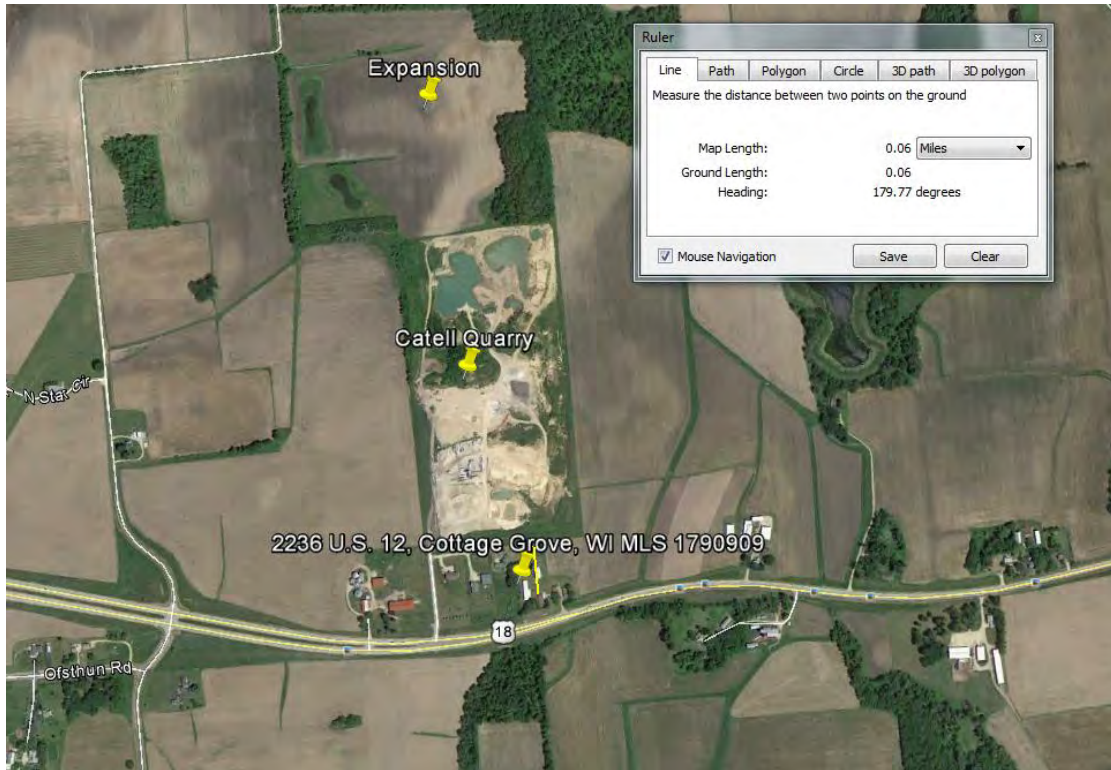
3380 North Star Road, Cottage Grove, WI MLS 1643916



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/SF | % Sale/List | % Sale/Assed | Dist mi | DOM |
|---------|----------------------|-----------|------------|------------|-----------|---------|----------|-------------|--------------|---------|-----|
| 1643916 | 3380 North Star Road | Jul-12 | \$224,900 | \$215,000 | \$247,200 | 2,500 | \$86.00 | 96% | 87% | 0.35 | 300 |



2236 USH 12/18, Cottage Grove, WI MLS 1790909



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/ SF | % Sale/ | % Sale/A | Dist | DOM |
|---------|-------------|-----------|------------|------------|-----------|---------|-----------|----------|----------|------|-----|
| | | | | | | | | Assessed | ssed | mi | |
| 1790909 | 2236 USH 12 | Jun-17 | \$249,500 | \$243,900 | \$208,400 | 1,248 | \$195.43 | 98% | 117% | 0.06 | 147 |



3290 North Star Road, Cottage Grove, WI MLS 1781268



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/SF | % Sale/List | % Sale/Assessed | Dist mi | DOM |
|---------|----------------------|-----------|------------|------------|-----------|---------|----------|-------------|-----------------|---------|-----|
| 1781268 | 3290 North Star Road | Jul-16 | \$344,900 | \$338,100 | \$237,800 | 2,360 | \$143.26 | 98% | 142% | 0.35 | 42 |



3193 Kinney Road, Cottage Grove, WI MLS 1792058



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/ SF | % Sale/ List | % Sale/ Assessed | Dist mi | DOM |
|---------|------------------|-----------|------------|------------|-----------|---------|-----------|--------------|------------------|---------|-----|
| 1792058 | 3193 Kinney Road | Apr-17 | \$440,000 | \$430,000 | \$390,200 | 2,085 | \$206.24 | 98% | 110% | 0.59 | 23 |



3208 Kinney Road, Cottage Grove, WI MLS 1795330



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/ SF | % Sale/ List | % Sale/Assessed | Dist mi | DOM |
|---------|------------------|-----------|------------|------------|-----------|---------|-----------|--------------|-----------------|---------|-----|
| 1795330 | 3208 Kinney Road | Jun-17 | \$465,000 | \$447,500 | \$425,800 | 2,032 | \$220.23 | 96% | 105% | 0.56 | 31 |



3325 Field View Ln, Cottage Grove, WI MLS 1759067



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/SF | % Sale/List | % Sale/Assessed | Dist mi | DOM |
|---------|--------------------|-----------|------------|------------|-----------|---------|----------|-------------|-----------------|---------|-----|
| 1759067 | 3325 Field View Ln | Jul-16 | \$349,900 | \$336,000 | \$322,300 | 1,916 | \$175.37 | 96% | 104% | 1.25 | 202 |



3520 Natvig Rd, Cottage Grove, WI MLS 1657553



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/SF | % Sale/List | % Sale/Assessed | Dist mi | DOM |
|---------|----------------|-----------|------------|------------|-----------|---------|----------|-------------|-----------------|---------|-----|
| 1657553 | 3520 Natvig Rd | Sep-12 | \$238,000 | \$228,000 | \$243,000 | 1,892 | \$120.51 | 96% | 94% | 1.08 | 31 |



2337 Schadel Road, Cottage Grove, WI MLS 1639338



| MLS No. | Address | Sale Date | List Price | Sale Price | Assessed | Bldg SF | Price/ SF | % Sale/ List | % Sale/ Assessed | Dist mi | DOM |
|---------|--------------|-----------|------------|------------|-----------|---------|-----------|--------------|------------------|---------|-----|
| 1639338 | 2337 Schadel | Mar-12 | \$325,000 | \$300,000 | \$292,300 | 2,143 | \$139.99 | 92% | 103% | 0.45 | 91 |



Conclusion of Sales Analysis Cattell Quarry

The review of the eight reviewed sales within 1.5 miles of the Cattell Quarry show no indication of negative market impact as a result of the proximity to the quarry and batch plant. The sales price per square foot; average days on market; and the percentage of list price to sales price were consistent with sales of other reviewed homes in the Town of Cottage Grove as of the date of sale. There is no indication that the proximity to the mineral extraction site or the batch plant adversely impacted the sales price or marketing time of the reviewed sales.

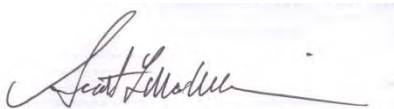
Conclusions

The reviewed sales price per square foot; average days on market; and the percentage of list price to sales price gave no indication that the proximity to these nonmetallic mining operations adversely impacted the sales price or marketing time.

Certification

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My engagement in this assignment did **NOT** include my forming an opinion of value for the subject property.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- On June 11th, 2019 I made a personal inspection of the subject property of the work under review.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Scott L. MacWilliams

Scott L. Mac Williams
President and Appraiser, CGA #91

Education

University of Wisconsin, Whitewater: Graduated 1972 BBA

Completed Coursework:

SREA Courses 101, 201 and Narrative Report Writing Seminar

International Right of Way Association Courses Completed:

Appraisal of Partial Acquisitions

Easement Valuation

Relocation Assistance

Ethics and the Right of Way Profession

Communications

Credentials

Certified Instructor for Appraisal Courses:

International Right of Way Association – All appraisal courses

Madison Area Technical College – All appraisal courses

ACB Certified USPAP Instructor (10635) for Appraisal Foundation, Washington, D.C.

Wisconsin Certified General Appraiser No. 91 – State of Wisconsin Dept. Regulation and Licensing

Certified Commercial Real Estate Appraiser – CCRA National Association of Real Estate Appraisers

General Accredited Appraiser – National Association of Realtors

Affiliations

International Right of Way Association; past President

Community Development Association for Oregon, WI; Chairman

Clients Served

Wisconsin Department of Transportation

Wisconsin Department of Transportation – Bureau of Railroads and Harbors

Wisconsin Department of Aeronautics

Dane County Purchasing

USDA Farm Home Administration

City of Madison

Valley Bank

Bank One

M&I Bank

Guardian Pipeline

Specific references available upon request

Experience

S. L. MacWilliams Co. – President; 1991 – Present

D.L. Evans Company, Inc. – Vice President, Appraisal Division, Staff Appraiser; 1983 - 1991

Thirty-one years of real estate appraisal experience

Specific experience with commercial narrative reports on various types of properties, including: Motels, Retail Shopping

Centers, Office Buildings, Service Stations, Restaurants, and special purpose appraisal assignments such as Landfills, Grain Storage Facilities, and enclosed Parking Lots.