

From: **Joanna Kessenich** <joannakessenich@gmail.com>

Date: Thu, Apr 21, 2022 at 3:51 PM

Subject: Re: Hahn CUP, Center Rd. Quarry, Town of Rutland Comprehensive Plan

To: Dawn George, Town Clerk <clerk@town.rutland.wi.us>

Dear Town Board and Planning Commission,

We recently moved away from the Town of Rutland neighborhood. For over 30 years, we owned the home and 12 acre property directly adjacent to the small quarry on Center Rd. Before we purchased it in the very early 90's, we did extensive research and found that the old pit was not viable as a profitable quarry and we could purchase our home without concerns. Over the years, we put several hundreds of thousands of dollars' worth of improvements into the home and property.

For most of those years, the quarry sat dormant. Several times over the years, it was used to provide gravel for some small local jobs. When Kevin Hahn bought it a few years ago, he was able to use the property in several ways including storage, receiving and selling dirt/fill, and to quarry for gravel. We were very surprised to see just how much stone he was able to wrest out of that property. He blasted to go much further down than ever expected, had to pump out thousands of gallons of water, and he quarried all the way to the edge of the acreage. By doing this, he changed what was a quiet, walkable neighborhood into a thoroughfare for a trucking business.

For us personally, the main concern was the noise it created. Because our house was located only a few hundred yards from the pit, we could no longer enjoy the peace and quiet our yard always provided. Dirt from the pit covered our screen porch, outdoor furniture and pool. Our biggest concern was trying to sell our home since we were planning to retire and move. We would no longer be able to market our property as a beautiful, peaceful home in the country, as we had always known it to be.

For most of the neighborhood, the increased truck traffic is the primary problem and concern. According to the Town of Rutland Comprehensive Plan, the town is to cater to pedestrians and biking, not commercial trucking. Over the many years, since the original gravel pit was dormant, there have been hundreds of residential homes built. This is the personality of the neighborhood and is in compliance with the town's plan. If an established, working gravel pit had been in use all these years, those homes would never have been built.

The concern at hand is the proposed Conditional Use Permit. Kevin Hahn wants to expand his business (which has already caused many problems), to the 35 acres he recently purchased south of his small gravel pit. This would increase the size of the

Hahn quarry from about 10 acres to over 40 acres. This is extremely significant and much too big of an operation for the quiet neighborhood to handle. It is one thing to operate a small, already established pit, but to go to a major operation is just not justifiable when considering all the people who live in the neighborhood. Kevin has explained that he is a small family business and won't be able to grow very quickly. However, if given his CUP, he has the right to grow as big as he wants to, and has the right to sell to a much larger operation, (for quite a profit, I might add).

I will conclude this letter by admitting that the only option we had was to sell our house and property to Kevin Hahn. If the gravel pit had stayed dormant, we could have sold our house for an estimated \$300K more. Because of Kevin's operation and his proposed expansion, we simply could not justify hiding information or lying to potential buyers about our concerns. The only buyer for our home and property was Kevin Hahn himself.

A family home is most often our most precious possession and our biggest investment. Protecting this for hundreds of families should be the utmost concern for this residential neighborhood and should be considered over establishing new commercial business.

Joanna Kessenich
Recent, former owner of 439 Center Rd.
Town of Rutland
