

Lane, Roger

From: Jeremy Knudson <jeremy.knudson.jk@gmail.com>
Sent: Monday, January 25, 2021 9:55 PM
To: Andros, Pamela; Lane, Roger
Subject: Letter of opposition for Driveway proposal CUP2509
Attachments: Wrigley Field CUP Letter.pdf

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Hello, here is the letter of consideration regarding the Mineral extraction site.
Hopefully you received my email regarding inability to find the registration form.
Thank you
Jeremy

Hello,

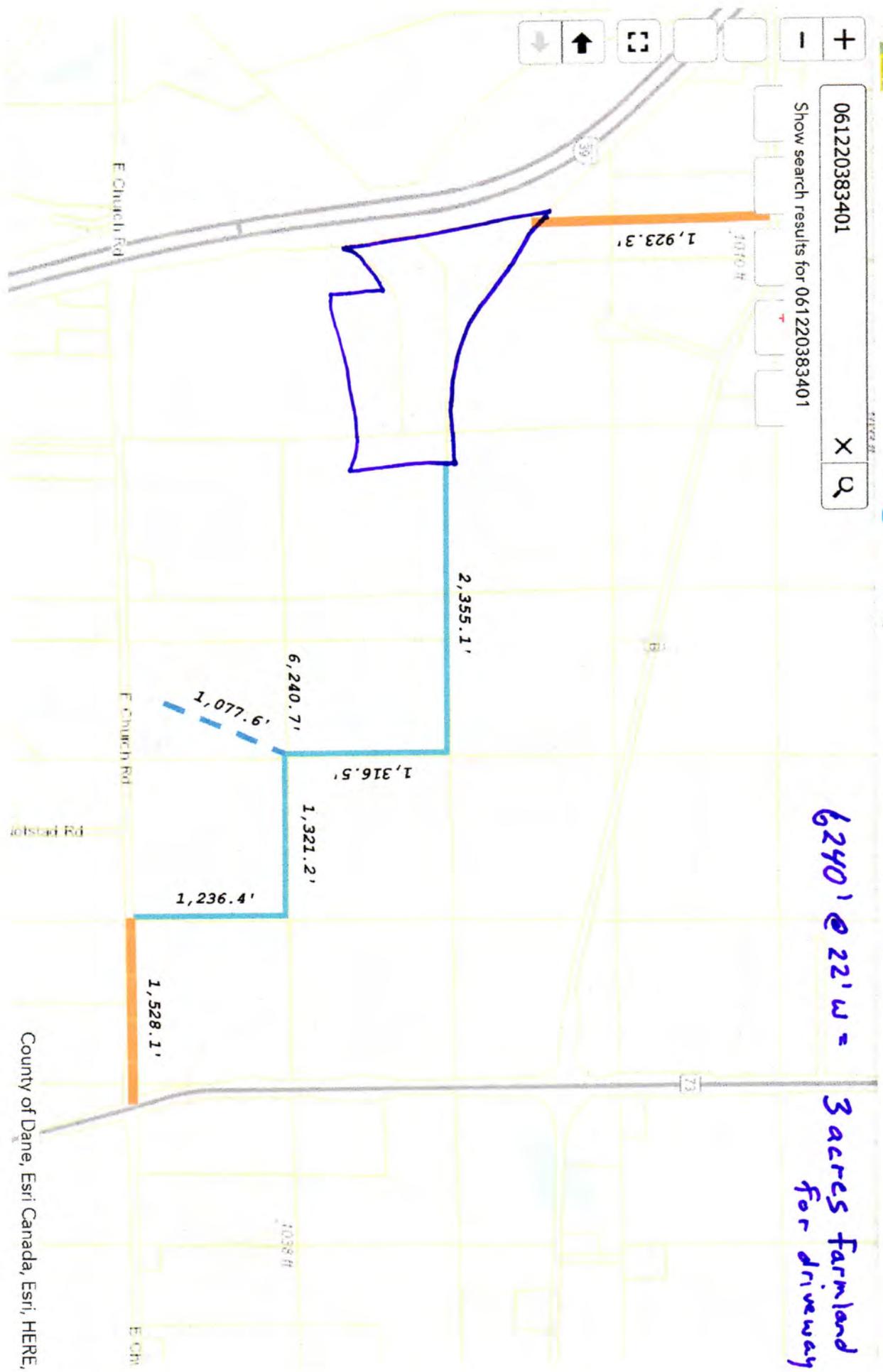
Please take the time to read the following options and concerns regarding the proposed mineral extraction site between County B and East Church Road in the township of Christiana. I am in favor of the proposed mineral extraction site; I think it is well located so as not to interfere with the permitted uses of adjoining parcels. I also feel that it is consistent with the highest and best use of the parcel and takes advantage of the fact Wisconsin DOT has laid some of the groundwork for the actual extraction site. When used by the DOT, it was only accessed from East Church Road and from the Interstate. The current proposal intends to install a road out from the site to County Highway B. Following is two separate options for the driveway, and then the proposed option with commentary and concerns associated with each.

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Show search results for 061220383401

Option 1

6240' @ 22' W = 3 acres farmland for driveway



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Option 1

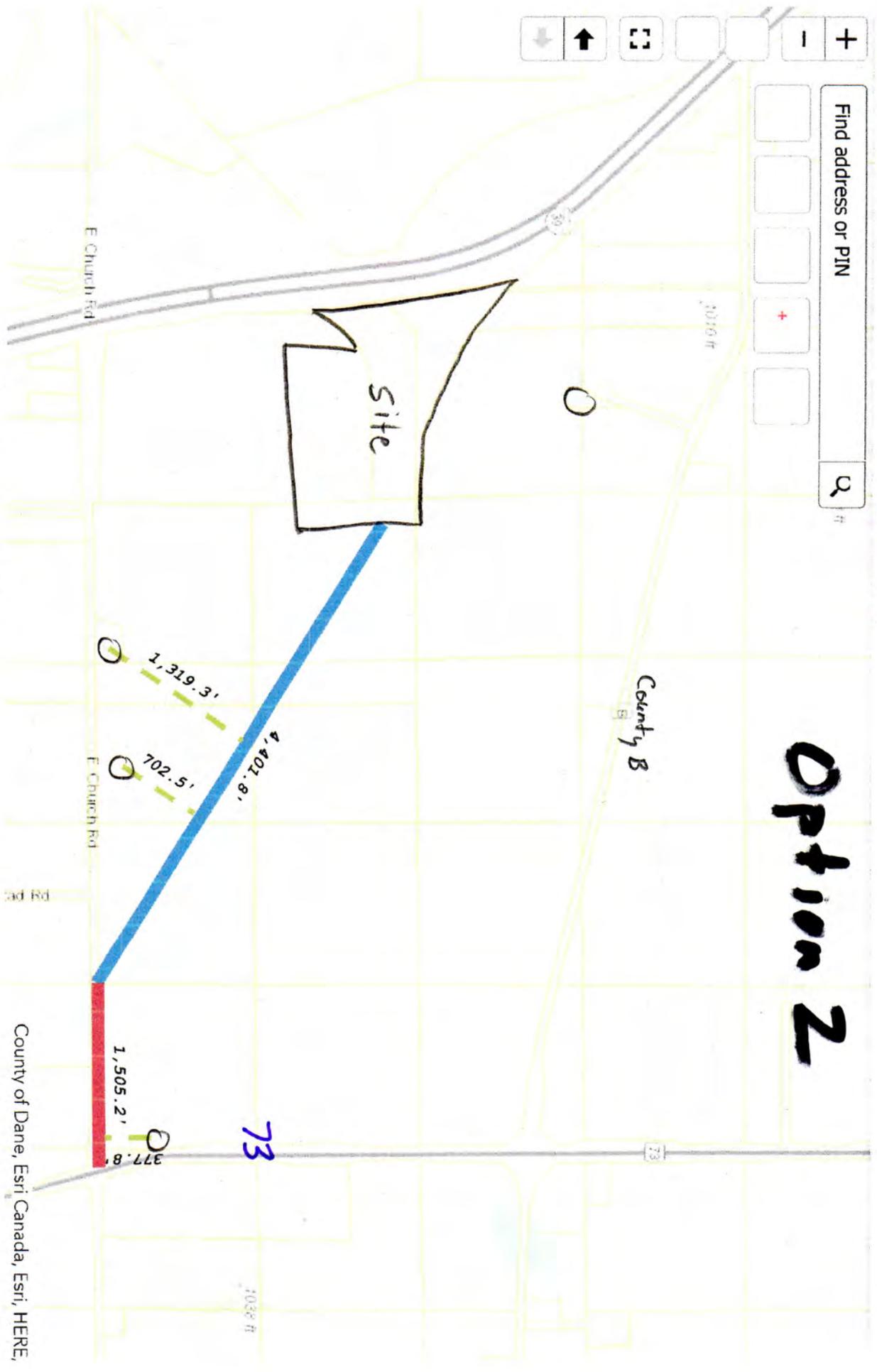
Mineral Extraction Driveway

- This option is the least intrusive, and stays the furthest from any residences. No part of the driveway or site comes within 1000 feet of any residences before entering public roadway.
- This option allows for unrestricted expansion of the site to the east and south, expanding on an ideal site for mineral extraction to supply aggregate for future construction projects.
- This option uses East Church Road for 1500' to access State Highway 73 to the east.
- With this option, the only restrictions would be a bond to the town of Christiana to account for future East Church Road repairs, and any restrictions to be considerate of James Thompson residence.

Find address or PIN



Option 2



Homes are circled
Dashed lines are distance to homes
Solid lines are driveway, red is East Church Road

Option 2

Mineral Extraction Driveway

- This option is more intrusive than option 1. The impacted property owners are also the owners of the excavation site, James Notstad, and Town supervisor 2, Jeff Notstad.
- Before entering public roadway, the closest home is 700 feet from the driveway.
- This option uses East Church Road for 1500 feet to access State Highway 73.
- When on East Church, there is one house 400 feet setback from the road at the corner of 73.
- With this option, the only restrictions would be a bond to the town of Christiana to account for future East Church Road repairs, and any restrictions to be considerate of James Thompson residence.

DCiMap

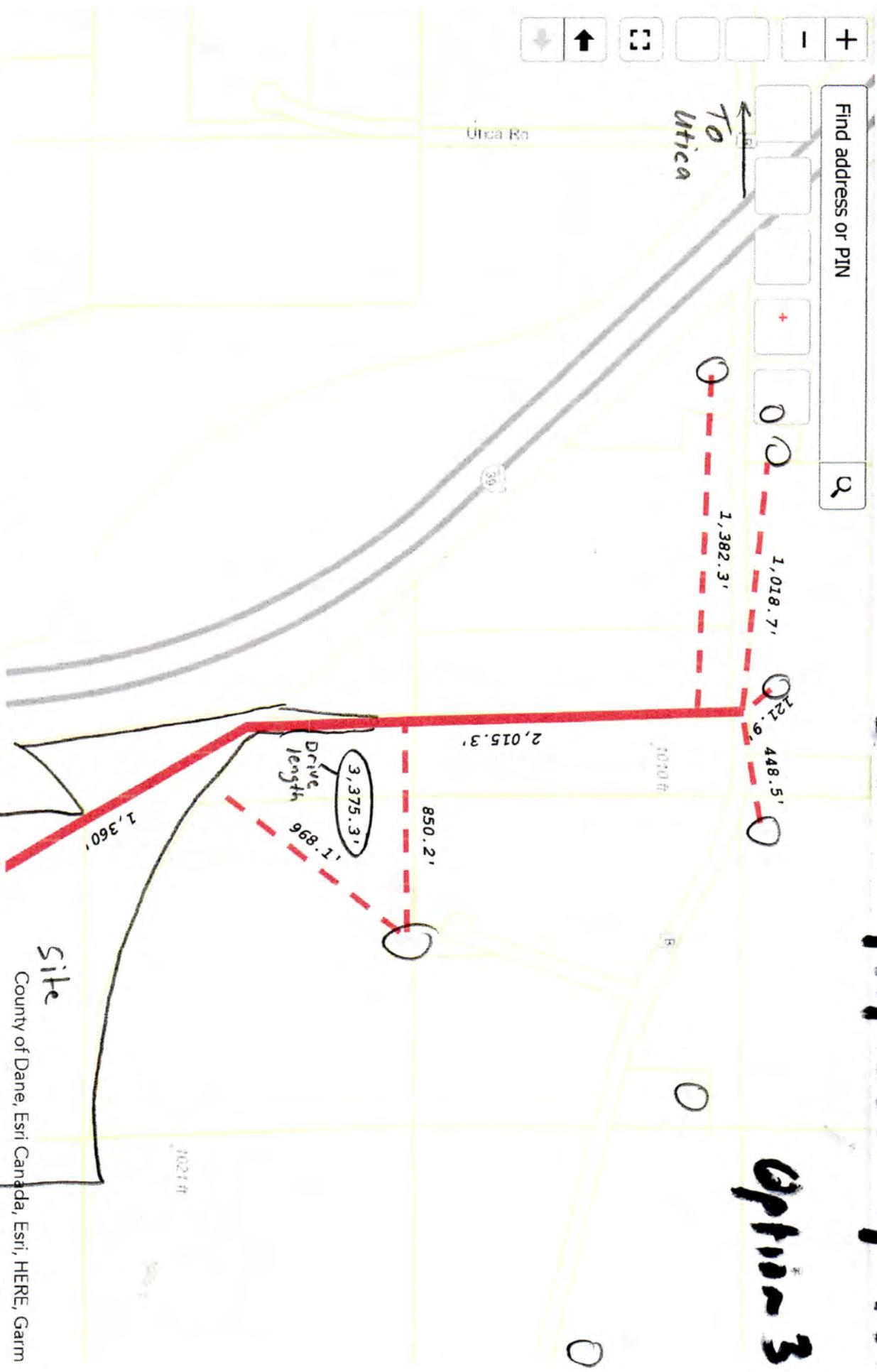
Version 3.6.3

Find address or PIN



Current proposed option

Option 3



Solid Red is driveway
 Homes are circled
 Dashed lines are distance to homes

Current Proposed Option

Mineral Extraction Driveway

- This option is the most impactful and intrusive. The site and access points are close to multiple residences, and use a populated and high traffic County Road to access State Highway 73.
- There is one residence immediately across the roadway from the site driveway, less than 200 feet. Every truck entering and exiting the site will need to pass within 200 feet of their front door. During non-daytime hours, their headlights will shine in the front windows. I have spoken with the occupant of this home. They feel as though their opinion does not matter since they are not the landowner. It is important for us to remember that we are all neighbors, and their opinion is as valuable as any other.
- Between the site driveway and 73, there are an additional 6 single family residences. Some of these have limited setback from the roadway and would be within 100 feet of each passing truck.
- County B is an east and west travelling roadway. In the morning the sun can prove a major obstacle to safe driving.
- County B is populated by many families that have school age children who ride the school bus. The prospect of dump trucks

passing children waiting near the road is a real safety concern, especially travelling in excess of 50 MPH.

- The site applicants also consider heading west on B as a route to their customers.
- In this direction there are 17 residences, the Utica baseball diamond, the Utica Fest truck, tractor, and horse pull grounds, a used car lot, and a Tavern. This area is the most densely populated portion of the Town of Christiana.
- During the busiest months of the extraction trucking, baseball games are played at the park and cars line both sides of the roadway and adult/children pedestrian traffic is common.
- In August of each year, Utica Fest is held. Cars and trucks line both sides of County B for up to a mile throughout the weekend.
- The township recognizes County B as the primary bike route through Christiana. It is very common for bicyclists to use B to access the trails at Camrock.
- B is also commonly used as a path for exercise, with individuals commonly walking on the shoulder of the County Road.

The residents of Christiana believe the safety, comfort, and welfare concerns presented by this option are in direct violation of the standards for issuance of a conditional use permit.

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public HEALTH, SAFETY, COMFORT, or WELFARE.
 2. The USE, VALUES, and ENJOYMENT of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially IMPAIRED or DIMINISHED by establishment, maintenance, or OPERATION of conditional use.
- To minimize the danger, discomfort, and detriment to the citizens of Christiana many restrictions would be required with this option.
 - Hours of operation would need to be limited from the proposed 6am to 7pm M-F and 6-3 on Saturday. Recommend 8am to 5pm M-F with small project loads only on Saturday.
 - Hours of operation would also not be allowed to run "extra" if needed, and shouldn't be allowed to run into the night time.
 - No travel from the extraction site to or from the west (Utica) on Friday afternoons, Saturdays, or Sundays with full size dump trucks.
 - Absolutely no Trucks during Utica Fest Thursday, Friday, Saturday, or Sunday.

- No more than five trucks per day to or from the west through Utica. Highway 73 would be primary route.
- Absolutely no trucks before 8 am on school days.
- The 35 MPH speed limit zone enforced in Utica should be extended past the driveway for the extraction site.
- The Town of Christiana should not be allowed to approve any additional mineral extraction area that uses County B as primary route.
- The conditional use permit shall expire after 5 years to allow for the opportunity to reassess the pit and operators.
- The current owners of the land and the current owners/operators Forever Sand and Gravel are esteemed and trusted members of our community. In the event of a sale, transfer of ownership, or transfer of operator for the land or business, a new conditional use permit should need to be applied for.
- Engine braking shall not be allowed on any portion of the truck route, access driveway or in the extraction site.
- Homes that are in the affected area shall be compensated monetarily through a per load payment and through a property value loss reimbursement on sale. This could be similar to that offered by the Dane County Landfill for affected residents. Deed restrictions are placed on any new lot near extraction sites, therefore there must be a drop in value associated with the sites.
- This site is being marketed to the people as a low volume operation. What restrictions can we place on the site to guarantee the volume they propose is the volume that comes to be?

- Based upon conversation with Forever Sand and Gravel representative the volume is as follows:
Last year at Utica Pit they sold 50,000 tons. They plan to double that in new pit to 100,000 tons. At 22 tons per truck that is 4,600 truckloads per year. They average that over forty weeks, to exclude worst winter months. That is 115 loads per week for those 40 weeks. 115 loads per week equates to 23 loads a day, five days a week. Over a ten hour day that is a truck entering or exiting the driveway every 12 minutes. So one truck every 12 minutes, ten hours a day, five days a week, 40 weeks every year, for the TWENTY years the conditional use permit is good for.
- But, there is a problem with that math. The site is large enough that there could be almost 6 Million tons of gravel. That is triple the 2 Million tons they could remove with one truck every 12 minutes for 20 years. To extract all the gravel, they may have to have one truck every 4 minutes. Additionally, the 100,000 tons per year has a gross value of over \$560,000 at today's \$123 per 22 ton load. That makes the 2 Million tons they plan to sell over twenty years, worth over \$11 Million in today's dollar.
- With these numbers in mind, and the timetable for exhausting the pit, it is very important that the residents of Christiana's safety and well-being are represented. Also, that the potential expenses associated with some of the driveway changes are considered in relation to the gross potential of the site.

I do support the proposed mineral extraction site. It is well located and will be able to operate with little to no impact on its neighbors. As far as the driveway, based upon the conditional use standards and necessary restrictions of each, Option One is the clear best choice. Option Two is a positive possibility. The current proposed option, Option Three, is in clear violation and makes the approval of the conditional use impossible. If Option Three, against all concerns for safety, comfort, and well-being of the constituents is chosen, the residents need to be protected and the recommended restrictions need to be put in place.

Thank You

Jeremy Knudson

A handwritten signature in blue ink, appearing to read 'Jeremy Knudson', with a long horizontal flourish extending to the right.