

**March 24, 2014**

**Albion Town Board  
Albion, WI**

**Dear Board members,**

**I request that this statement be included in the hearing record regarding CUP #2260 mineral extraction.**

**I am writing to request that that the Board deny CUP #2260 because it does not meet the standards of Dane County zoning laws and of the Albion town plan. It has significant potential to damage the Albion wetland and prairie. Further the proposed project raises concerns related to the federal Clean Water Act, Bald and Golden Eagle Act, and the Migratory Bird Treaty Act.**

**I submit this further detailed objection to CUP 2260 in addition to my previous letter of objection that was submitted to the zoning committee of the Dane County Board. I appreciate the consideration that was extended by the county zoning committee that the project have a 75' border expansion next to the wetlands, but feel that the buffer zone of '75 feet, or even twice that buffer, is still insufficient to protect the Albion wetland corridor. I submit a more detailed reference to my concerns in my letter as follows.**

**I am David Blockstein, Ph.D. I hold a doctorate in ecology from the University of Minnesota and a bachelors of science in wildlife ecology from the University of Wisconsin-Madison. I resided in Madison from 1964-1987 (including time that I studied at the University of Minnesota.) My late mother Liesl Blockstein was an elected member of the Dane County Board of Supervisors until her untimely death in December 1986.**

**Since 1987, I have primarily been in Washington DC, where I was a Congressional Science Fellow with the Natural Resources and Environment subcommittee of the US House of Representatives (1987-88) and have been working at the interface of environmental science and policy for more than 23 years with the National Council for Science and the Environment, where I am Senior Scientist.**

**Environmental Impacts**

**In my professional opinion, the proposed mine has significant potential to damage the immediately adjacent Albion prairie and Albion wetlands, and the wildlife that resides therein.**

**The Albion prairie and wetland is a rich local ecosystem that contains both wetland plants and wildlife and is part of the Lake Koshkonong watershed.**

The wetland is a part of a resource protection corridor along Saunders Creek that was identified in the Albion town plan. Such corridors are critical to providing transit routes for wildlife as well as maintaining the quality of the water downstream.

The importance of wetlands is identified in federal statutes such as the Emergency Wetlands Resources Act of 1986, which states "The Congress finds that —(1) wetlands play an integral role in maintaining the quality of life through material contributions to our national economy, food supply, water supply and quality, flood control, and fish, wildlife, and plant resources, and thus to the health, safety, recreation and economic well-being of all our citizens of the Nation." (16 USC 3901 SEC. 2).

According to the Dane County Wetlands Resource Management Guide, "Wetlands are among the most complex and least understood of natural community types. Most wetlands also serve multiple functions. One of the greatest threats to wetlands has been the incremental and piecemeal destruction often described as "death by a thousand cuts." The loss of wetland resources has become a national problem. Efforts are needed at the local level to protect, restore, and enhance the wetlands that remain, preserving the many benefits which they provide."

[http://danedocs.countyofdane.com/webdocs/PDF/capd/Wetland\\_Guide\\_web.pdf](http://danedocs.countyofdane.com/webdocs/PDF/capd/Wetland_Guide_web.pdf) (page 107)

The paragraph above describes the situation with the Albion wetland. Located in an area with significant agriculture, the wetland is threatened by projects such as the proposed quarry. The quarry, of course, would provide many of the "thousand cuts" leading to the death of the wetland.

The probable impact of the proposed quarry on the existing wetland is based on simple physics – the law of gravity. Materials and water flow downhill. The wetland and the connected waterways exist where they are because they are in low spots where water from the atmosphere (rain and snow) settles above the surface of the land. This can add to water from below the ground, if the water table is high enough. The land is saturated and a special set of plants and animals inhabits these places of generally high biological productivity - producing ducks, turtles and other animals that we utilize and enjoy. Of course, the wetlands are not isolated from the larger landscape. Some egg-laying species such as ducks and turtles move out to the adjoining uplands, even in agricultural lands, to lay their eggs because if the eggs are water-saturated they will not hatch.

These low spots can also be a repository from materials from the upland. This is particularly the case when the upland is disturbed. This is likely to happen should a quarry be mined directly upstream from the wetlands. Sediment and airborne particles will be deposited in the wetland. This of

course degrades the quality of the wetland and also eventually can cause filling of the wetland.

I have read the staff report for CUP #2260 (February 25, 2014) and recognize that the potential conditions to be imposed do include efforts to control dust and erosion for the site. Dust from a mining operation is very difficult to contain, as is runoff.

Also it is my understanding that erosion from the Meinholz quarry site operated by Yahara Minerals has allowed silt to run off from that site in violation of their permit. It is highly possible that this situation could be repeated should you allow a quarry adjacent to the Albion wetlands.

Because the proposed quarry site has a significant slope towards the wetland, it is very likely that dust and runoff from the site would enter the immediately adjacent wetland, should the mine be built. A small buffer zone of 75 or even 150 feet is not likely to be sufficient to protect the wetlands. A strong rain could easily carry dirty water that far despite the proposed measures to minimize erosion.

There is also a question of what will happen when the quarry operators dig deeply enough to hit the water table. The water will interfere with the operations of the quarry. The recommended potential conditions of use state that "no water shall be pumped or otherwise removed from the site." What are the operators planning to do with that water, which will be contaminated by sediments from the mine? Diligence will be necessary to ensure that this water does not enter the wetland system that leads to Lake Koshkonong.

I have heard that in Milton a proposal for a quarry was denied because it was situated in a similar location – an upland that drains to a wetland.

#### Geological considerations

The geologic maps for the site indicate that the proposed quarry would be on the Ancell group of minerals (primarily sandstone), the most common formation in Albion. Most of the nearby quarries are located in the Sinnippee group of formations, which are formed of dolomite (limestone), which is the common mineral used in the manufacture of concrete as well as in other aspects of road construction. The Ancell group and the Sinnippee groups are the predominant geological formations in the Albion area. Thus it is not clear that the proposed site is either optimal geologically or unique in the local area. There are alternative sites with the same mineral properties that could be just as if not more suitable.

### Legal Aspects

If the mine operators are planning to deposit materials from the mine directly to the wetland, they may need to first apply for a fill permit from the Army Corps of Engineers under Section 404 of the Clean Water Act.

An additional benefit of the current wetland-river-lake system is the frequently sighted Bald Eagles over the past three years over the area, probably including the upland area of the proposed mine. It is not known whether the eagles are nesting in the area that is proposed to be mined.

Although the Bald Eagle was recently delisted under the Endangered Species Act, it is still protected by the Bald and Golden Eagle Protection Act. This law, originally passed in 1940, provides for the protection of the bald eagle and the golden eagle (as amended in 1962) by prohibiting the take, possession, sale, purchase, barter, offer to sell, purchase or barter, transport, export or import, of any bald or golden eagle, alive or dead, including any part, nest, or egg, unless allowed by permit Bald Eagle sitting in tree (16 U.S.C. 668(a); 50 CFR 22). "Take" includes pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb (16 U.S.C. 668c; 50 CFR 22.3). If the eagles are nesting in or nearby the area that is proposed to be quarried, the disturbance caused by the mining operation would be considered to be molesting (a "take"), which is a felony under the Act. <http://www.fws.gov/midwest/eagle/protect/laws.html>

Additionally, the take of all migratory birds, including bald eagles, is governed by the Migratory Birds Treaty Act's regulations. The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests except as authorized under a valid permit (50 CFR 21.11).

The standards of the Dane County zoning laws state:

(h) Standards. No application for a conditional use shall be granted by the town board or zoning committee unless such body shall find that all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
2. That the uses, 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 the conditional use;

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The risks to the wetlands, wildlife, including Bald Eagles and to the human residents that benefit from them are very likely to violate at least the first two of these standards. The quarry is very likely to substantially impair the Albion wetland and has the potential to damage the protection corridor.

The burden of proof should be on the applicants for the permit. Unless they can show to "courtroom standards" that their proposed use will not violate these standards, it should be the responsibility of this committee to deny the permit.

It would not be good for the Town of Albion to approve a Conditional Use Permit only to have it denied by the county. It also would not be good if the mine were approved but then caused damage to the wetland corridor. It would be a more prudent to work with the landowner to locate a potential quarry site in a less sensitive area ecologically– maybe somewhere already zoned for industrial use.

Thank you very much for your consideration.

*David*

David E. Blockstein, Ph.D.  
7016 Sycamore Ave.  
Takoma Park, MD 20912,  
301-906-4958  
[DavidDebraHome@gmail.com](mailto:DavidDebraHome@gmail.com)



Lane, Roger

---

**From:** Erica Zick <tezick2001@gmail.com>  
**Sent:** Tuesday, February 25, 2014 3:48 PM  
**To:** Lane, Roger  
**Subject:** Fwd: mine objection IMPORTANT INFO

Roger,

If you need more formal objection, please see the email below as my objection also! I feel the same way as the Johnson's which live right on HWY 73. I am appalled at this whole ordeal!

Sincerely,

Erica Zick

Sent from my iPhone

Begin forwarded message:

**From:** [aaaa66aaa@aol.com](mailto:aaaa66aaa@aol.com)  
**Date:** February 25, 2014 at 12:58:23 PM PST  
**To:** [tezick2001@gmail.com](mailto:tezick2001@gmail.com)  
**Subject:** mine objection IMPORTANT INFO

Dear Erica,

I received a copy of your notice you sent to your dad. If you wish to object to the project, as the property owner, you will need send a more detailed objection. It does not need to be long, but it must include the number of the zoning petition which is: CUP 2260 . You will need to express the reasons for your objection and how the project will effect you, in short order ours is as follows:

I was shocked to hear that beside ourselves, many of the neighbors I spoke with had no idea of the large scope and length of operation this mine will be, also that none of them had received a notice including the date of the town meeting. We feel this will destroy or use, enjoyment and value of our property, and it was confirmed to us by Roger lane in Dane County zoning that this activity will take place within 500 ft. of our property line, not "way in the back near the marsh" as we were previously lead to believe. With the prevailling strong south and west winds that are normal to properties, the fallout of airborne debris is a very serious issue, as well as the possibility of ground water contamination, I feel this will be a hazard to our health. They have proposed the hours of operation to be 6 a.m. to 6 p.m. daily and 6 a.m. to 2 p.m. on Saturday's, the operations to include blasting. The permit for the mine project they will remove material for are not just restricted for the Hwy 73 project, but for other purposes as well, including but not limited to the I-39/90 project and the township has approved the duration to be up to 10 years. We are objecting to this proposed zoning change for Crazy Acres and Yahara Minerals on the following grounds:

Improper notice to neighbors

Loss of our right to quiet enjoyment, use and safety of our property

Destruction of the value of our property

Noise pollution

Potential contamination of our ground water and air quality

Destruction of adjoining wildlife habitat

Conversion of Ag Exclusive zoning to this use next to home properties when many areas within the thousands of acres of other land owned by Crazy Acres Inc. is less populated and contains the same mineral extraction potential

Erica, this is very important, and if you have the same concerns as we do, please feel free to use our statement for your own as well. I understand you are out of state and you also had no warning or ability to

**Lane, Roger**

---

**From:** aaaa66aaa@aol.com  
**Sent:** Tuesday, February 25, 2014 4:11 PM  
**To:** Lane, Roger  
**Subject:** objection to mine from immediate neighbor ref pet CUP2260 URGENT

Dear Mr. Lane,

Thank you for your kind assistance this morning regarding the documents relating to the proposed mine petition for Crazy Acres Inc. and Yahara Minerals. We have gone over the information and we are in complete shock. We received no proper and legal notice including any date for the Town of Albion meeting, and in conversation with our neighbors, including but not limited to the Bussey's, the Rosebaum's, the Klubertanz's, and the Opitz's, none of these neighbors had received any information regarding a date for the town meeting, and none were aware of the scope of this mine. I have forwarded to them the information you sent to me, they are unanimous in complete objection to this proposed zoning change, and many will be forwarding them to you this afternoon. Many are out of town, and one has just lost his wife and is understandably not able to attend. My husband is planning to appear tonight for our objection in person. Below please find a detailed response in objection from us as well, please forward this complete email and all other objections you receive to the zoning board prior to the meeting tonight as you told me you would in our conversation this morning. Thank you again for your kind assistance.

Dean and Signe Johnson 983 State Road 73 Edgerton, Wi. Town of Albion

Dear Dane County Zoning Board,

Today we received the notice of the zoning meeting regarding the mine on the property of Crazy Acres Inc. to be operated by their agent Yahara Minerals. We object to this zoning change and/or any mining or mineral extraction operation in this proposed area, for many reasons. We purchased our adjoining property in 1986, it is our home, and we choose this property for many specific reasons, but most importantly that it was represented to us by James Wileman owner of Crazy Acres Inc. and owner of our property at that time as a quiet farming area, we were specifically assured that there would be no change in future use of the surrounding property, that it would remain as tillable farming acreage for the production of crops. We have owned our property since 1986 and invested our entire lives savings in the property, we feel this project will destroy our right to quiet enjoyment and use of our property, as well as destroy the value of our property. We were served with no notice of the date of the Township meeting on this matter from either Crazy Acres Inc., Yahara Minerals, or the Town of Albion, the only mailing we and others received contained no meeting date, no petition number, and no description as to the scope of this project. We and other immediate neighbors are shocked, we believe that this notice was deliberately vague and deliberately omitted the important and required information in a deliberate attempt to avoid legal objections being filed, and legal representation obtained by neighbors of this proposed mineral extraction. We received the notice of tonight's meeting only this morning from Dane County Planning & Development, postmarked last Thursday, we are only aware of the meeting because we happened to return from out of town this a.m., neither we nor none of our neighbors have received any other notice with a meeting date, this has not been proper notice, we have been given no reasonable or proper time to organize and present a case for our objection, nor obtain legal representation to protect our property rights and interests. The ten year time proposal for this mineral extraction next to people homes is outrageous. This time frame could effect the peace of our home for the rest of our natural lives.

There is very deep concern by us and our neighbors for the absolute destruction of our right to quiet enjoyment, the potential contamination of our ground water, and the absolute pollution of our air quality. We have strong and continuous prevailing winds from the south and west that had only increased in severity since we purchased our property from the removal of all tree line wide break protection by Crazy Acres Inc. farming operations, we have already suffered the destruction of over 70 trees we planted for wind protection due to herbicide drift and extreme eye irritation during Crazy Acres Inc. operation of a fertilizer plant in this exact area, as well as dust storms on a continual basis due to this increased wind, there is no possible way to contain the debris from this extraction from invading our property be it during or after hours of operation. My family associations include mining engineers and a retired professor of mining engineering, I know this to be fact. As an asthma sufferer, this proposed extraction operation is a direct threat to my life.

The proposed hours of operation include hours that are required for us to sleep, our work schedules are very often second and third shift. Blasting was never mentioned in any conversation we have had with the DOT, nor in any of the information we have heard among the area residents. It is unreasonable to locate a mining operation/mineral extraction within the area of proximity to our home and others as proposed. Crazy Acres Inc. owns several thousand acres in the Town of Albion and soil maps that are in my fathers collection from his time as a water quality expert at the DNR and as a former director of public works for Dane County show similar mineral deposits in many areas Crazy Acres Inc. owns in the area that are not in any close proximity to homes as at this proposed site. It is completely unreasonable to cause this



level of harm to us and our neighbors and our properties by locating this mineral extraction in the proposed area under the reasoning to just "be able to farm in flat".

(objection to be continued in a following email)

## Lane, Roger

---

**From:** aaaa66aaa@aol.com  
**Sent:** Tuesday, February 25, 2014 5:25 PM  
**To:** Lane, Roger  
**Subject:** CUP2260 objection continued

Dear Mr. Lane,

Thank you for your kind assistance this morning regarding the documents relating to the proposed mine petition for Crazy Acres Inc. and Yahara Minerals. We have gone over the information and we are in complete shock. We received no proper and legal notice including any date for the Town of Albion meeting, and in conversation with our neighbors, including but not limited to the Bussey's, the Rosebaum's, the Klubertanz's, and the Opitz's, none of these neighbors had received any information regarding a date for the town meeting, and none were aware of the scope of this mine. I have forwarded to them the information you sent to me, they are unanimous in complete objection to this proposed zoning change, and many will be forwarding them to you this afternoon. Many are out of town, and one has just lost his wife and is understandably not able to attend. My husband is planning to appear tonight for our objection in person. Below please find a detailed response in objection from us as well, please forward this complete email and all other objections you receive to the zoning board prior to the meeting tonight as you told me you would in our conversation this morning. Thank you again for your kind assistance.

Dean and Signe Johnson 983 State Road 73 Edgerton, Wi. Town of Albion

Dear Dane County Zoning Board,

Today we received the notice of the zoning meeting regarding the mine on the property of Crazy Acres Inc. to be operated by their agent Yahara Minerals. We object to this zoning change and/or any mining or mineral extraction operation in this proposed area, for many reasons. We purchased our adjoining property in 1986, it is our home, and we choose this property for many specific reasons, but most importantly that it was represented to us by James Wileman owner of Crazy Acres Inc. and owner of our property at that time as a quiet farming area, we were specifically assured that there would be no change in future use of the surrounding property, that it would remain as tillable farming acreage for the production of crops. We have owned our property since 1986 and invested our entire lives savings in the property, we feel this project will destroy our right to quiet enjoyment and use of our property, as well as destroy the value of our property. We were served with no notice of the date of the Township meeting on this matter from either Crazy Acres Inc., Yahara Minerals, or the Town of Albion, the only mailing we and others received contained no meeting date, no petition number, and no description as to the scope of this project. We and other immediate neighbors are shocked, we believe that this notice was deliberately vague and deliberately omitted the important and required information in a deliberate attempt to avoid legal objections being filed, and legal representation obtained by neighbors of this proposed mineral extraction. We received the notice of tonight's meeting only this morning from Dane County Planning & Development, postmarked last Thursday, we are only aware of the meeting because we happened to return from out of town this a.m., neither we nor none of our neighbors have received any other notice with a meeting date, this has not been proper notice, we have been given no reasonable or proper time to organize and present a case for our objection, nor obtain legal representation to protect our property rights and interests. The ten year time proposal for this mineral extraction next to people homes is outrageous. This time frame could effect the peace of our home for the rest of our natural lives.

There is very deep concern by us and our neighbors for the absolute destruction of our right to quiet enjoyment, the potential contamination of our ground water, and the absolute pollution of our air quality. We have strong and continuous prevailing winds from the south and west that had only increased in severity since we purchased our property from the removal of all tree line wide break protection by Crazy Acres Inc. farming operations, we have already suffered the destruction of over 70 trees we planted for wind protection due to herbicide drift and extreme eye irritation during Crazy Acres Inc. operation of a fertilizer plant in this exact area, as well as dust storms on a continual basis due to this increased wind, there is no possible way to contain the debris from this extraction from invading our property be it during or after hours of operation. My family associations include mining engineers and a retired professor of mining engineering, I know this to be fact. As an asthma sufferer, this proposed extraction operation is a direct threat to my life.

The proposed hours of operation include hours that are required for us to sleep, our work schedules are very often second and third shift. Blasting was never mentioned in any conversation we have had with the DOT, nor in any of the information we have heard among the area residents. It is unreasonable to locate a mining operation/mineral extraction within the area of proximity to our home and others as proposed. Crazy Acres Inc. owns several thousand acres in the Town of Albion and soil maps that are in my fathers collection from his time as a water quality expert at the DNR and as a former director of public works for Dane County show similar mineral deposits in many areas Crazy Acres Inc. owns in

the area that are not in any close proximity to homes as at this proposed site. It is completely unreasonable to cause this level of harm to us and our neighbors and our properties by locating this mineral extraction in the proposed area under the reasoning to just "be able to farm in flat". This will deprive us of sleep, and cause to endanger our required level of energy, alertness, and concentration in my husbands profession which is construction. We are unable to adjust our work hours around the blasting schedules of this proposed operation without weeks of notice. This will damage us financially as well as physically in our occupations.

This will also effect the health and well being of our livestock, the noise and blasting will cause panic in the animals, and we will have to invest great expense in trying to construct further effective cover of their feed and water containers from dust and debris. This is an unreasonable burden to be placed on us.

We also have a great number of birds and wildlife that have made natural habitat on our property, including badgers, deer, raccoons, rabbits, hummingbirds, and owls. This will disrupt their ability to remain on the property as well as our enjoyment of their wild presence on our property. In addition, the area west and down the slope of this proposed site for mineral extraction is a wildlife preservation area, it is a large marsh, it is a wetland. The information in the petition regarding this is not correct. We are a 28 year witness to the river of soil that flows into the marsh from this site with each substantial rainfall. We can and have observed this regularly from our property. The project is a threat to the wildlife and environment and we have been provided with no evidence of an environmental impact study that states that it is not. It is unreasonable and dangerous to locate this mineral extraction operation on a parcel of land that is elevated directly above and drains into a wildlife preservation area and wetland, the site is NOT outside this area.

Our water supply is obtained from a well, and our water supply level is originated at a depths that puts it in the range of possible damage to the aquifer. There is a high level of danger for the contamination of our water supply by this mining/mineral extraction. It is unreasonable and unsafe to locate this sight so close to homes that depend on wells for their only source of water for drinking, cooking, and bathing. Other sites owned by Crazy Acres are available that are not in populated areas.

This absolutely destroys the property value and resale ability for our homes for at the least a full decade and possibly forever. It was confirmed to me that this operation will take place as close as 500 ft. from our property line. Blasting and crushing equipment operation in this proximity will render our properties useless and cause us irreversible, complete, and extreme financial harm. The proposed berms could obstruct our view of the countryside. The noise will disrupt of health and sleep patterns and endanger us. The dust and noise will effect our health and the health of our animals, contaminate our feeds and water troughs, as well as disrupt wildlife habitat. It is a violation of our rights as it is a deterrent to our health, safety, comfort, and welfare. It is a violation of our rights in that it will prevent us from the uses, values, and enjoyment we have been already permitted, they will be impaired, diminished by this operation. Their is other available property far away from homes available for this proposed use by this land owner. It is not compatible with the existing or permitted use on adjacent lands. The hours of operation and the length of the permit are unreasonable and potentially damaging to the residents of the adjacent homes both in health and property value and salability. Use of a water truck is not sufficient protection to residents of adjacent properties from dust and debris in this high wind area, and no plan to contain these dusts and debris after hours of operation has been proposed. This is a violation of our right of enjoyment of our property, our backyard is our place of rest and recreation and is in the wind fallout zone and adjacent to this proposed operation, this will destroy the use and enjoyment of our yard and gardens for an unreasonable length of time.

The only information that was released to area residents was the possibility of a small hill being removed and immediately covered by top soil in the back of the Crazy Acres Inc. property, residents were deceived to believe this was a very short term operation, we had heard it to be a length of a couple months and more than a half a mile from any homes. We feel this was a deliberate oral misrepresentation that was spread and designed to fool the affected residents into a false reaction to this project. We were left unaware of the adverse consequences of the operation through omission of the facts that we as adjoining neighbors had a right to know. We plan to appeal and fight any decision of the Dane County Board in favor of this Mining operation/mineral extraction. It is unconscionable that this site was chosen let alone even considered for this mining/mineral extraction operation by Crazy Acres Inc. and Yahara Minerals. We strongly object and are considering seeking civil damages from all parties involved for our losses and punitive damages should this be approved.

Dean and Signe Johnson immediate neighbors 983 State Road 73 Edgerton, Wi. Town of Albion

CUP 2260

**Lane, Roger**

---

**From:** James Bussey <bussey@litewire.net>  
**Sent:** Tuesday, February 25, 2014 1:03 PM  
**To:** Lane, Roger; aaaa66aaa@aol.com  
**Subject:** mineral extraction-----crazy acres inc

Sir. I received a letter from the mining company of a meeting at the town albion. there was no time or date listed as to when. The next I new about it I read in the edgerton paper . IT had been held and approved by the town board. The mining, blasting will be about a block and a half from my house and in full view! This certainly is going to ruin my property value.

James Bussey  
893 highway 73  
Edgerton Wi. 53534

CUP 2260

Lane, Roger

---

**From:** Erica Zick <tezick2001@gmail.com>  
**Sent:** Tuesday, February 25, 2014 2:39 PM  
**To:** Lane, Roger  
**Cc:** Daniel & Rhonda Rosenbaum; Daniel & Rhonda Rosenbaum  
**Subject:** Dane county hearing for crazy acres zoning change

Dear roger lane,

I am currently out of state and very irrate that we did NOT receive any notice of this proposed zone change and didn't get a map of the proposed mine. I will NOT stand for a mine to be run behind my home. My ground water is already continued and we are unable to drink it due to farm chemicals. I have animals and little children with a baby on the way and WILL NOT stand by and let the peaceful around around my home be destroyed by a mine! It is not fair that we didn't get notice of this as now I unable to be there as we are out of town. I do not want a decrease in my property value. Crazy acres has already destroyed our wind breaks and noise breaks by taking out so many tree rows around the farm fields over the years, this mine is unacceptable!!!! A new place must be found for this mine as it is not acceptable to us as home owners! If I have no say in this, then democracy and home ownership is a line of crap! I will NOT agree to ain't being put in behind my home! I live at 690 Craig rd and the main reason we own the place is the seclusion, peace and quiet. I will not stand for noise and air pollution behind my home!!

Thanks,  
Erica Zick

Sent from my iPhone

## Allan, Majid

---

**From:** Pat Tesar <waldidachs@aol.com>  
**Sent:** Tuesday, March 25, 2014 8:42 AM  
**To:** Kolar, Mary; Planning & Development; Miles, Patrick; Matano, Alfred; Bollig, Jerome; Hendrick, John  
**Cc:** Parisi, Joseph; Allan, Majid; Andros, Pamela  
**Subject:** Albion Town Board meeting CUP 2260

To Whom It May Concern,

I completely concur with Erica Zick's comments. The Albion Town Board meeting last night was a FARCE! They had their minds made up before hand with no intention of considering the input from the town's residents in attendance. They obviously have no regard for any input from the citizen's of Albion and only answer to one individual; Jim Wileman! This is all for the financial benefit of one individual, Jim Wileman, to the detriment of many of Albion's tax paying citizens.... They're in "business" together!

During the whole meeting Bob Venske and the Yahara rep (Tim) were whispering back and forth so they were in obvious conspiracy on this! Also, Bob refused to consider a number of questions presented to him. I was sitting in the front row directly in front of the board and witnessed this plus other transgressions on the part of the board.

They completely misrepresented the reasons for the meeting; stating it was only for consideration of the additional conditions the zoning board passed along! I was at that zoning board meeting and the "reasons" it was sent back to the town board were many; i.e. the lack of sufficient notice to the residents on the part of Yahara, Albion Town Board and Dane County; the swelling opposition to CUP 2260 which you asked of Bob Venske, " would the town board be interested in hearing those opposed" and he said yes; the additional conditions..... which all imply that the Albion Town Board was to reconsider CUP 2206 which they didn't. The VAST majority in attendance last night spoke against CUP 2260 and asked many times of the board to rescind CUP2260. This was a complete misrepresentation of the citizens of the Town of Albion and you need to deny CUP 2260 in the interest of transparency, justice, integrity and fairness.

Sincerely.... pat  
Patrick C. Tesar  
676 Craig Road  
Edgerton, WI 53534

608-884-8400  
[waldidachs@aol.com](mailto:waldidachs@aol.com)

Dear Ms. Kolar and Dane County ZLR,

I ask that this email is put in as part of your public record regarding this CUP. Please read this in its entirety as there is important information and requests contained herein.

I am writing to inform you that while we appreciate the fact that this CUP was sent back to the town, in an attempt to rectify the lack of initial notice so our voices could be HEARD at a town hearing and get our many unanswered questions answered, that wasn't done. We were "heard" but not listened too, biased remained. I am asking you to listen.

The town of Albion had a full hall last night, and most were there in opposition. The town of Albion also did NOT give the yes/no vote count as requested by a resident near the end of the meeting, since everyone there had to sign in to vote yes or no, or request time to speak. Two people's speaking opportunities were overlooked, until they made mention of it, which also contained their votes, how many other votes were misplaced?

The board, should I say Claude Rademacher, said no new information was presented to them, that they hadn't already heard, which means they didn't listen, because we had plenty of factual evidence of damage to properties due to quarries and Yahara's track record and other questions Yahara or the town board still refused to answer or advice offered from towns residents that they refused to take heed.

We presented the board with alternate sites that would present less conflict and give an even better access to the I-90/39

There is still not sufficient detail in the erosion control plan or any storm water management. How do they plan to keep runoff from entering the wetlands? Where are the storm water retention ponds? Their track record for storm water and erosion control is not good, as noted by the Meinholz quarry in Waunakee.

Reason for well testing: Yahara talked last night about how the farm land will be improved by removing all the hard limerock and taking it to the sandstone base. Well, doing that will only INCREASE the speed and rate at which contaminants from the quarry and farm chemicals will enter the ground water. Our well already contains high nitrates and higher levels of atrazine, so how does Yahara propose to protect the ground water from further contamination? How will our wells be protected?

Why can't an outside environmental firm be requested to assess the potential damage to the environment at Yahara's expense, to ease the minds of the town's residents if everyone is so sure that there will be no damage done.

The City of Madison did their own survey regarding the Buckeye quarry, a Yahara Materials quarry, and noted all the damage to surrounding residences, noise, dirt, and blast effects. How will our home be protected, can't the boundaries be scaled back farther from our property? 800 feet is too close!

Also, where is the scale back of the CUP boundary to prevent damage to recently installed drain tiles?

Also, in regards to the comment from Yahara at the last March ZLR meeting regarding them having mines already in use around horses with no problems, I have new information. Conveniently, one of those is the owner himself Larry Burcalow living right next to the quarry that has horses, so of course they can adjust hours whenever they see fit to work and ride, and they do not have any complaints, because why would he speak ill of his OWN business. His property alone has heavy 3/4 rail oak plank fencing, due to dangers of keeping horses so close to a quarry. I will tell you that is an unfair financial burden to expect me to change my already permitted fencing that is suitable to containing our horses in our current surroundings, and this mine will change that as his residence shows.

I implore you to listen to our pleas and requests and take heed of the Dane county ordinances and comprehensive plans, that this CUP is in non-compliance of, and revoke this permit. If you still feel that our already permitted uses are not impaired or diminished, then I ask that you put my requested conditions in place on this CUP, since the town of Albion was not interested in listening to its people and their requests.

I will be in attendance at the the meeting tonight.

Sincerely,

Erica Zick  
690 Craig Rd  
Edgerton, WI

## Allan, Majid

---

**From:** Erica Zick <tezick2001@gmail.com>  
**Sent:** Tuesday, March 25, 2014 7:44 AM  
**To:** Kolar, Mary; Planning & Development; Miles, Patrick; Matano, Alfred; Bollig, Jerome; Hendrick, John  
**Cc:** Parisi, Joseph; Allan, Majid; Andros, Pamela  
**Subject:** CUP 2260 condition requests and concerns

Dear Ms. Kolar and Dane County ZLR,

I ask that this email is put in as part of your public record regarding this CUP. Please read this in its entirety as there is important information and requests contained herein.

I am writing to inform you that while we appreciate the fact that this CUP was sent back to the town, in an attempt to rectify the lack of initial notice so our voices could be HEARD at a town hearing and get our many unanswered questions answered, that wasn't done. We were "heard" but not listened too, biased remained. I am asking you to listen.

The town of Albion had a full hall last night, and most were there in opposition. The town of Albion also did NOT give the yes/no vote count as requested by a resident near the end of the meeting, since everyone there had to sign in to vote yes or no, or request time to speak. Two people's speaking opportunities were overlooked, until they made mention of it, which also contained their votes, how many other votes were misplaced?

The board, should I say Claude Rademacher, said no new information was presented to them, that they hadn't already heard, which means they didn't listen, because we had plenty of factual evidence of damage to properties due to quarries and Yahara's track record and other questions Yahara or the town board still refused to answer or advice offered from towns residents that they refused to take heed.

We presented the board with alternate sites that would present less conflict and give an even better access to the I-90/39 project to which they didn't even consider or take interest in, which is also non-compliance of the Dane County Ordinances to consider alternate locations. Yahara Materials will not be doing work for Hwy 73 as that contract was awarded to Rock Road and they have and will use their own pits, as we have spoken with Rock Road and the DOT project office. We were also told that that kind of truck traffic wouldn't be permitted to come on hwy 73 once it is refinished.

We asked a question as to how the township will benefit from this quarry, and no response was given. As residents it is our right to know! If Yahara is offering free gravel, then that is a form of bribery.

I made a couple requests upon the conditions for the CUP to address some of our concerns, but the town of Albion took NO heed to anyone's requests. Demands and requests are to be made upon Yahara NOT on the citizens already living there. Here are mine, which are not unreasonable considering the mine will infringe on my home and our already permitted uses:

1. Hours of operation- 8am to 5pm with NO weekends. I know it is possible to have a quarry work this way as the Town of Dunn has similar hours. Yahara, Mr. Geoghgegan, told us himself that this quarry will not be in operation 6 days a week as presented and have intermittent use, so why are the long hours and weekend work necessary? Those hours are not. Maybe only when needed by DOT request (proof required) just as with the overnight hours.



Reason for well testing: Yahara talked last night about how the farm land will be improved by removing all the hard limerock and taking it to the sandstone base. Well, doing that will only INCREASE the speed and rate at which contaminants from the quarry and farm chemicals will enter the ground water. Our well already contains high nitrates and higher levels of atrazine, so how does Yahara propose to protect the ground water from further contamination? How will our wells be protected?

Why can't an outside environmental firm be requested to assess the potential damage to the environment at Yahara's expense, to ease the minds of the town's residents if everyone is so sure that there will be no damage done.

The City of MADison did their own survey regarding the Buckeye quarry, a Yahara Materials quarry, and noted all the damage to surrounding residences, noise, dirt, and blast effects. How will our home be protected, can't the boundaries be scaled back farther from our property? 800 feet is too close!

Also, where is the scale back of the CUP boundary to prevent damage to recently installed drain tiles?

Also, in regards to the comment from Yahara at the last March ZLR meeting regarding them having mines already in use around horses with no problems, I have new information. Conveniently, one of those is the owner himself Larry Burcalow living right next to the quarry that has horses, so of course they can adjust hours whenever they see fit to work and ride, and they do not have any complaints, because why would he speak ill of his OWN business. His property alone has heavy 3/4 rail oak plank fencing, due to dangers of keeping horses so close to a quarry. I will tell you that is an unfair financial burden to expect me to change my already permitted fencing that is suitable to containing our horses in our current surroundings, and this mine will change that as his residence shows.

I implore you to listen to our pleas and requests and take heed of the Dane county ordinances and comprehensive plans, that this CUP is in non-compliance of, and revoke this permit. If you still feel that our already permitted uses are not impaired or diminished, then I ask that you put my requested conditions in place on this CUP, since the town of Albion was not interested in listening to its people and their requests.

I will be in attendance at the the meeting tonight.

Sincerely,

Erica Zick  
690 Craig Rd  
Edgerton, WI

## Allan, Majid

---

**From:** Allan, Majid  
**Sent:** Monday, March 24, 2014 4:52 PM  
**To:** 'Peranteau, Mary Beth'  
**Cc:** Andros, Pamela; Everson, Daniel  
**Subject:** RE: CUP App #2260 - Crazy Acres

Hi Mary Beth,

I don't believe a reclamation plan has been filed for the site. However, doing so is one of the staff recommended conditions.

Because the scope of the CUP would be for DOT related projects, it appears it may be exempt from the public information hearing process described in chapter 74. I've cc'd my colleagues who have more familiarity with the procedures in chapter 74 in case they have additional insight.

Thanks,  
Majid

---

**From:** Peranteau, Mary Beth [<mailto:MPeranteau@wheelerlaw.com>]  
**Sent:** Monday, March 24, 2014 2:45 PM  
**To:** Allan, Majid  
**Subject:** RE: CUP App #2260 - Crazy Acres

Majid,

A couple additional questions after reviewing Ch. 74: Did the applicant file a reclamation plan, and is/was the zoning proceeding intended to also be the public hearing for purposes of ch. 74?

Thanks for your assistance,

Mary Beth Peranteau  
Wheeler, Van Sickle & Anderson, S.C.  
(608) 255-7277  
(608) 255-6006 fax

THE INFORMATION CONTAINED IN THIS ELECTRONIC MAIL MESSAGE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE RECIPIENTS NAMED ABOVE.

The contents of this message and any files attached to it may be an attorney-client communication, or privileged attorney work product, and, as such, are privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this message in error, and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by placing a collect telephone call to 608-255-7277. Please delete the message and any attached files from your mail program and empty it from your computer's trash bin or similar program. Thank you

call to 608-255-7277. Please delete the message and any attached files from your mail program and empty it from your computer's trash bin or similar program. Thank you

Internal Revenue Service Circular 230 Disclosure: As provided for in Treasury regulations, advice (if any) relating to federal taxes that is contained in this communication (including attachments) is not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any plan or arrangement addressed herein.

## Allan, Majid

---

**From:** aaaa66aaa@aol.com  
**Sent:** Thursday, March 20, 2014 5:24 PM  
**To:** Allan, Majid  
**Subject:** Re: CUP 2260 on Tuesday, 3-25 county ZLR committee agenda/reply

Dear Majid,

I have to say I am disappointed that again we will not have the right to be heard on something that will destroy our entire value of our property that we have everything we have worked for our entire lives invested in. It was unfair to have two zoning dept. people tell us the day of the last meeting that we would have five minutes to present our case for our objection, then be told we only have 3 minutes after we are at the meeting and have no time to restructure our statements to fit in that short time. Please excuse me for being bitter, that happens to a person that is losing everything without a fair chance to defend themselves. I mistakenly thought that laws were meant to protect peoples rights. I know you don't understand why ten years of no sleep, and no peace, and no safety would bother us at all, I guess we are just funny that way, but so are close to a hundred of our neighbors that have signed the petition and sent objections. Can you tell me why did the staff memo from Dane County's Pam Andros on March 6, 2014 saying the following:

"The applicant did provide a notification (dated 12-23-2013), however it did not include the date of the town meeting. They corrected this notification and sent out a second notification (dated 12-27-2013) that did include the date, time and location of the meeting. Dane County provided notification of the ZLR public hearing two weeks before the public hearing. That notification was sent to all property owners within 500' from a point within a parcel contained in the proposed CUP area. To reach more broadly, the county sent out a second notification to all property owners within 2,000' from the proposed site. This notification went out the week before the public hearing."

Both you and Roger Lane admitted to us that Dane County failed to send out the notifications until Feb. 20th for the Feb. 25th meeting, you said it was a "software glitch". We all have our notices and the postmarked envelopes. Also neither the Town of Albion, nor the petitioner sent out any "corrected" notifications on the 27th of Dec., no one received one and neither the town nor the petitioner applicant has been able to provide any proof of mailing any such corrected notice to anyone.

Thank you, Signe Johnson

In a message dated 3/20/2014 4:54:20 P.M. Central Daylight Time, Allan@countyofdane.com writes:

Hi,

Attached is an agenda for next Tuesday's county zoning committee meeting. The meeting is at 7pm in room 201 of the city-county building.

As I explained to Erica, below, the CUP petition is not on the public hearing portion of the agenda where those in attendance are able to provide testimony. It will come up after the public hearing is held for petitions first being heard by the committee. Petitions generally only have 1 public hearing held. Please note that the committee will not accept testimony unless members have questions.

Please let me know if you have questions.

Thanks,  
Majid

-----Original Message-----

From: Erica Zick [mailto:tezick2001@gmail.com]  
Sent: Thursday, March 20, 2014 2:53 PM  
To: Allan, Majid  
Subject: Re: Questions

So how are people supposed to get notice of this?

>> Also, is the CUP 2260 on the meeting agenda then on March 25th? If so, for what process? How do we find all the new information Yahara was supposed to have completed, reclamation/operational plan and stormwater and erosion control plan, or when is he required to have that returned? I was hoping to review it before any more meetings. How or when will we as citizens be able to review or question the new information if not available right now?

>>

>> After the town action on Monday March 24th, what happens from there?

>>

>> Thanks,

>> Erica

>>

>> Sent from my iPhone

>>

## Allan, Majid

---

**From:** Allan, Majid  
**Sent:** Thursday, March 20, 2014 4:54 PM  
**To:** 'Erica Zick'; aaaa66aaa@aol.com; Pat Tesar (waldidachs@aol.com); 'Randy Nelson'  
**Subject:** CUP 2260 on Tuesday, 3-25 county ZLR committee agenda  
**Attachments:** 03-25-14 ZLR Public Hearing.pdf

Hi,

Attached is an agenda for next Tuesday's county zoning committee meeting. The meeting is at 7pm in room 201 of the city-county building.

As I explained to Erica, below, the CUP petition is not on the public hearing portion of the agenda where those in attendance are able to provide testimony. It will come up after the public hearing is held for petitions first being heard by the committee. Petitions generally only have 1 public hearing held. Please note that the committee will not accept testimony unless members have questions.

Please let me know if you have questions.

Thanks,  
Majid

-----Original Message-----

From: Erica Zick [mailto:[tezick2001@gmail.com](mailto:tezick2001@gmail.com)]  
Sent: Thursday, March 20, 2014 2:53 PM  
To: Allan, Majid  
Subject: Re: Questions

So how are people supposed to get notice of this?

Erica

Sent from my iPhone

> On Mar 20, 2014, at 2:16 PM, "Allan, Majid" <[Allan@countyofdane.com](mailto:Allan@countyofdane.com)> wrote:

>

> Hi Erica,

>

> Yes, I just learned that CUP 2260 is on the agenda for the ZLR meeting on Tuesday, 3/25. That meeting will be at 7pm in room 201 of the city-county building. Please note that the petition won't be on as a public hearing item, so people won't be able to address the committee unless members have questions. It's possible / likely that they'll ask the applicant to explain how they addressed the staff recommendations regarding the operational plan. Of course, you're still welcome / encouraged to attend and to register in opposition and be available to answer any questions the committee may have.

>

> Please let me know if you have additional questions.

>

> Thanks,

> Majid

## Join the Concerned Citizens of Albion!!!

Monday March 24, 2014 at 7:00pm Albion Town Hall! 620 Albion Rd. Albion  
AND

Tuesday March 25, 2014 at 7:00pm at Dane County Zoning 210 Martin Luther King Blvd. Madison Rm 354  
(Please visit our website [www.killthealbionquarry.org](http://www.killthealbionquarry.org) to confirm this meeting at Dane Co. is on the March 25 agenda)

**Agenda: Yahara Materials Quarry - CUP #2260 review and action by the board!**

*Join our opposition to help us: Save the wetlands that directly border the mine site and keep the wildlife habitat safe, protect your property values (assuring appropriate tax revenue for the township), keep ground water levels high, eliminate further ground water contamination that could leach into private wells and navigable waterways, will they have or be allowed a high capacity well or not, keep the rural, not industrial, lifestyle of our Albion community, protect valuable farm land, prevent possible accidents and traffic congestion of up to 200 trucks pulling in and out of this mine onto the already busy Hwy 73 traffic every day for up to 10 years, prevent roadway breakdown around Albion and on reconstructed Hwy 73 from mine truck traffic, prevent unreasonable working hours of 6am-6pm Mon-Friday and 6am-2pm on Sat with potential of overnight hours, discuss dangers of blasting, noise annoyance, and assure that the overall health and safety of Town of Albion residents in the area is the priority of the township. The quarry is huge, 105 acres (the size of 79 NFL football fields), OBJECT! Remember 10 years isn't temporary, this quarry's adverse effects will last for many years after!!!*

At the meeting you may register to speak to let your voice be heard! If you have to email your objection you must include the name CUP #2260, and you must reference the standard/s it does not meet

For more information on the quarry, standards list, & objection email addresses visit:

[www.killthealbionquarry.org](http://www.killthealbionquarry.org)

To sign a petition in opposition of the quarry, if you haven't already, visit:

<http://www.gopetition.com/petitions/deny-zoning-change-for-cup2260.html> and also email your objection to

both: [Allan@countyofdane.com](mailto:Allan@countyofdane.com) and [albion@milwpc.com](mailto:albion@milwpc.com), please try to attend the meetings, we need you!

### Why should this matter to you?

- If you live within ¼ mile of a gravel quarry your property will lose 32% of the value, at a ½ mile you lose 20%, at 1 mile it is 14.5%, at 2 miles 8.9% and as far as 3 miles away 4.9%! This is from a study by the Upjohn Institute and confirmed by an area professional real estate agent. The CEO of Oak Bank says this also effects future resalability, collateral value, and refinancing of properties in these close proximities.
- This site is on a greater than 20% slope above the protected wetland corridor; David Blockstein PHD, a senior scientist with the National Council for Science and the Environment in Washington D.C. has stated in a letter of objection to this specific quarry location that this is a danger to our wetlands. He has written "The quarry, of course, would provide many of the "thousand cuts" leading to the death of the wetland." The recent concession to move the quarry location by 75 feet is not sufficient to protect the Albion wetlands. A quarry should never have been considered in this proximity to the migratory bird, eagle, and wildlife habitat and part of our vital water supply. This will remove valuable filter rock from our aquifer.
- This land owner has thousands of acres of land with similar mineral properties far from the wetlands and peoples homes, yet chose to locate this quarry bordering our wetlands and very close to his neighbors' homes. He claims the site was chosen to flatten a hill to ease his farming, but this field has been fully planted for decades, is it fair to diminish and destroy the peaceful enjoyment, already permitted uses, and the value of his neighbors' homes to add to his own wealth? Dane County Zoning laws require that for a conditional use permit to be granted, six standards must be met, standard number two states that the uses, 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 the conditional use; if you don't oppose this one, the next quarry could be in your back yard.
- It was stated by the mineral extraction company that up to 200 truckloads a day will leave this quarry, that means 200 empty trucks will have to enter it. All will be pulling out onto busy Hwy 73! That is one truck each 1.8 minutes, 12 hours a day, 5 days a week, and 8 hours on Sat., FOR 10 YEARS! Do you travel Hwy 73 to Edgerton? How many times will you be stuck in traffic waiting for these trucks to pull out and accelerate to highway speeds? How many times will you be waiting for one of these trucks stopped on the highway to pull into the quarry road? What will the debris dropped from these trucks do to your car?
- Little children want to play outside and be safe with their animals. People want to be able to sleep when they need to. Your neighbors are begging for your help, they will be there for you when you need help!

## Violante, Todd

---

**From:** Parisi, Joseph  
**Sent:** Wednesday, March 12, 2014 9:35 AM  
**To:** Violante, Todd  
**Subject:** FW: CUP #2260

---

**From:** Nancy Durgin [<mailto:nancydurgin@yahoo.com>]  
**Sent:** Monday, March 10, 2014 7:09 PM  
**To:** Parisi, Joseph  
**Cc:** [nancydurgin@yahoo.com](mailto:nancydurgin@yahoo.com)  
**Subject:** CUP #2260

Mr. Parisi,

The Albion Academy Historical Society would like to record its objection to the 105-acre quarry being considered for the James Wileman farm land just west of WI 73.

Our concern is the historical farm house that could be damaged by the blasting as well as the natural wildlife areas that would be endangered by this alteration to the environment, both physical and the noise pollution.

Several decades ago there was a plan to preserve the Native American path used to move people from Lake Koshkonong to the Madison lakes. Native WI prairie would have been saved from farming practices. We heard of this plan from Olive Thomson, a Mt. Horeb resident, who worked with Diane Everson, Edgerton Reporter editor, and the farm owner. We understand that one person objected because there would be too much traffic on Hillside Road - people going to see the "prairie"!

Since then, a large area along Rice Lake has been set aside to be a park showing farming practices - The Silverwood Farm. What will happen to this lake area with the new quarry located just above the watershed?

Please reconsider your plan to approve this quarry and save the historic building and wildlife in this rural area of Dane County!

Gary Durgin, President  
Nancy Durgin, Secretary  
Albion Academy Historical Society  
608-774-4339



## Lane, Roger

---

**From:** Erica Zick <tezick2001@gmail.com>  
**Sent:** Monday, March 10, 2014 9:48 PM  
**To:** Allan, Majid; Lane, Roger  
**Subject:** petition for CUP 2260  
**Attachments:** SCAN0001.JPG; SCAN0002.JPG; SCAN0003.JPG; SCAN0004.JPG; petition\_67165\_10-03-2014.pdf

Roger & Majid,

I am sending these to you ahead of time, that they may be put into the packets and balloted as people who wish to oppose the zoning change for CUP 2260. Some of these signers will attend the meeting, but many will be unable and wanted their voices heard.

There are 2 signatures that are requested to be not public according to my online petition, Randy Nelson and Sara Clark.

Please note comments made by certain signers are noted at the end of the pdf petition are in the appendix of that file.

**IMPORTANT:** There is ONE signer from the Albion Town Board, supervisor, please note his comments and the fact he has signed the petition.

Sincerely,  
Erica Zick

## Deny Zoning Change for CUP2260

Petition published by Erica Zick on Mar 01, 2014

### Background (Preamble):

We are calling on the Dane County Zoning Division to deny the zoning change requested in CUP 2260 for mineral extraction due to the following reasons: according to section 10.255(2)(b) in findings of fact for conditional use permits #2 states, that the uses, 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 the conditional use, which if CUP 2260 zoning change is approved, our home values will decrease; there will be substantial air (dust & contaminants), water (private wells, water table, and surrounding waterways) and noise pollution; quality of life will be destroyed; and destruction of a major wildlife habitat area used by migrating and non migrating animals.

### Petition Text:

We, the undersigned, call on the Dane County Planning and Development - Zoning Division to deny the zoning change requested in CUP 2260 for mineral extraction at West of 983 State Highway 73.

Total signatures 28 (Signature comments can be viewed in the Appendix of this document)

#	Title	FirstName	Surname	Email	Address	Town/City	S/C/P	Region	Zip/PC	Commen	Date
28	MR	RICHARD	KLUBERTANZ	klubertanz@ticon.net	1165 STATE ROAD 73	EDGERTON	WI	USA	53534	N/G	Mar 10, 2014
27	Mr	Edward	Claassen	eclaassen@edge.wood.edu	532 Craig Rd	Edgerton	Wisconsin	USA	53534	<a href="#">View</a>	Mar 10, 2014
26	Mrs.	JANICE	BLASER	jb8sells@hotmail.com	983 State Road 73	Edgerton	WI	USA	53534	<a href="#">View</a>	Mar 10, 2014
25	Mrs	Sara	Clark	coonsox1912@charter.net	4510 E Tomahawk Ln	Janesville	N/G	N/G	N/G	N/G	Mar 09, 2014
24	Ms	Jeanne	Richardson	richardson@centurytel.net	748 Albion Rd	Edgerton	WI	USA	53534	N/G	Mar 09, 2014
23	Mr	Howard	Richardson	richardson@centurytel.net	748 Albion Rd	Edgerton	WI	USA	53534	N/G	Mar 09, 2014
22	Mr	Larry	Hainstock	hainstockl@charter.net	603 Craig Rd	Albion	WI	N/G	N/G	<a href="#">View</a>	Mar 09, 2014
21	Mrs	Terry	Opitz	dtmopitz@gmail.com	536 Craig Rd	Edgerton	WI	N/G	N/G	N/G	Mar 09, 2014
20	Mr	David	Opitz	dtmopitz@gmail.com	536 Craig Rd	Edgerton	WI	N/G	N/G	N/G	Mar 09, 2014
19	mr	thad	andrews	thadandrews1996@gmail.com	131 Lakeview ave	Edgerton Wi 53534	N/G	N/G	N/G	<a href="#">View</a>	Mar 08, 2014
18	Mr	Randy	Nelson	arbormonrn@gmail.com	1029 county road A	Edgerton	Wi	N/G	N/G	N/G	Mar 08, 2014
17	mr	dean	Johnson	dinopantera@aol.com	983 state rd 73	albion	wis	USA	53534	<a href="#">View</a>	Mar 08, 2014
16	Ms	Heather	Mihm	hmihm@me.com	4509 County Line Rd	Caledonia	N/G	USA	N/G	N/G	Mar 08, 2014
15	Dr	David	Blockstein	daviddebrahome@gmail.com	7016 Sycamore Ave	Takoma Park	MD	USA	20912	<a href="#">View</a>	Mar 08, 2014

#	Title	FirstName	Surname	Email	Address	Town/City	S/C/P	Region	Zip/PC	Comment	Date
14	Mr.	JORGE	ZAMACONA	jzamacona@gmail.com	38 LOCKWOOD LANE	RIVERSIDE	CT	USA	06878	<a href="#">View</a>	Mar 08, 2014
13	Ms	Nancy	Richardson	ilovecharms@yahoo.com	647 Hwy 73	Edgerton	Wisconsin	USA	53534	N/G	Mar 08, 2014
12	Mrs	Lorelyn	Leisure	lorelynleisure@yahoo.com	521 Greenview Drive	Evansville	WI	N/G	53536	N/G	Mar 08, 2014
11	mrs.	Lisa	Miller	lisamiller6@verizon.net	1305 Greenfield Circle	Venice	FL	USA	34292	<a href="#">View</a>	Mar 07, 2014
10	Mr	Timmy	Suggs	tsuggs@scoast.net	431 Heritage Road	Loris	N/G	N/G	N/G	<a href="#">View</a>	Mar 07, 2014
9	Mr.	Daniel	Rosenbaum	mranch1978@gmail.com	690 Craig Road	Edgerton	WI.	USA	53534	N/G	Mar 07, 2014
8	Mrs.	Sara	Rebiger	mousenbunny@gmail.com	103 Koshkonong Dr.	Edgerton	WI	USA	53534	N/G	Mar 07, 2014
7	Ms.	Cindy	Morrison	cindylm@charter.net	3704 Labrador Drive	Janesville	WI	USA	53546	N/G	Mar 07, 2014
6	Mrs.	Linda	Coughlin	lkcough@tds.net	N9150 Cardinal Crest Lane	New Glarus	WI	USA	53574	N/G	Mar 07, 2014
5	Ms	Ashley	Rosenbaum	spanshlee@gmail.com	2040 Church Street	Beloit	WI	USA	53511	N/G	Mar 07, 2014
4	mr	Jeff	Rosenbaum	jefforo@yahoo.com	2040 church st	Beloit	N/G	N/G	N/G	N/G	Mar 07, 2014
3	mrs	Daniel	Rosenbaum	mranch1978@gmail.com	690 Craig Road	Edgerton	WI	USA	53534	N/G	Mar 07, 2014
2	Ms.	Pam	OConnor	blanchehd@yahoo.com	1116 Stoughton Ave	Stoughton	Wisconsin	USA	53589	<a href="#">View</a>	Mar 07, 2014
1	Mrs.	Signe	Gronbeck-Johnson	aubrnenigma@aol.com	983 State Road 73	Albion	WI.	USA	N/G	<a href="#">View</a>	Mar 07, 2014

\* N/C - field not collected by the author

\* N/G - not given by the signer

\* S/C/P - State, County or Province

\* PC - Post Code

\* View - view comment

## Appendix: All signatures comments

**27 Edward Claassen**

[Back to signature list](#)

Since when does someone else get to destroy my well water. My home value and my peace of living in the noise free country.

**26 JANICE BLASER**

[Back to signature list](#)

I STAY HERE WITH MYBEST FRIEND WHEN ON THE MAINLAND, AND PLAN TO RETIRE HERE TOO. I DO NOT WANT TO LIVE HERE IF A STRIP MINE IS THE BACK YARD FOR HEALTH REASON AND IF THE BEAUTIFUL SERENITY IS GONE. THIS CAN NOT HAPPEN!!!

**22 Larry Hainstock**

[Back to signature list](#)

I am the Trustee for the above mentioned property. I noted the address 603 Craig Rd address as mine. My mother in-law who bought the Craig Rd property 20 years ago dreamed of returning to a simple, peaceful country life, unfortunately illness struck and she was never able to reach her dreams. Although she has passed her wishes and wishes of the trustee this gravel quarry should never go in. It will devalue the surrounding property, ruin a peaceful life and place our water and land into a potentially contaminated cesspool of chemicals making our water undrinkable and unsafe.

**19 thad andrews**

[Back to signature list](#)

Hi I am a supervisor on the town of Albion and I did vote for this but now it has come to my attention that a lot of the neighbors were not notified in time for our meeting in February when we passed this now I am wondering if I should have.

**17 dean johnson**

[Back to signature list](#)

This is not fair to existing residents, it will damage our quiet enjoyment, our property value, our already permitted use (horse and antiques), it will damage our air quality and health, it will prevent my sleep (which is often required during the day), there is no way it will not cause traffic congestion and accidents on Hwy 73, it poses a dangerous risk to my family, my guests, my animals, and my property with flyrock, and dust, and noise, and lighting preventing our seeing the stars. It will damage the sensitive habitat of animals INCLUDING BALD EAGLES. This does not meet any of the standards required for a CUP in Dane County. It is damaging in all respects to neighbors that did due diligence in buying a property away from mines and zoning that would permit any from being put in.

**15 David Blockstein**

[Back to signature list](#)

This is no place to build a quarry!

**14 JORGE ZAMACONA**

[Back to signature list](#)

I grew up on the west side of Madison and am making plans to move back with my family. This quarry plan is an affront to the green, beautiful, environmentally caring city I remember. I cannot fathom the idea that rank greed and unsound environment standards would be tolerated in the city the I love so much. Please stop this mining plan in the name of common sense to the citizens of Madison and to the wetlands and wild life that would surely die and vanish.  
please...please....please...  
Sincerely, Jorge Zamacona

**11 Lisa Miller**

[Back to signature list](#)

My family members live at the site they want to destroy.their way of life will be destroyed, the wildlife will no longer exist.  
Please stop the permit.

**10 Timmy Suggs**

[Back to signature list](#)

Please do not ruin this land for all close by for personal monetary gain

**2 Pam OConnor**

[Back to signature list](#)

Marsh land? you are going to kill mother natures filter for a quarry?? not a good decision. think there is a better alternative. do not endanger wetlands.

**1 Signe Gronbeck-Johnson**

[Back to signature list](#)

This is not compatable with the already permitted use of neighboring properties and will cause loss of enjoyment, value, peace, and wildlife. I oppose CUP 2260

# Petition to Deny Zoning Change for CUP 2260


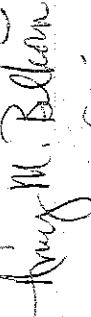
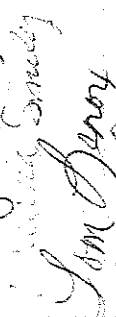

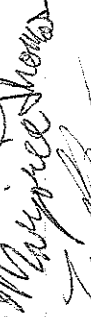




Petition summary and background:

We are calling on the Dane County Zoning Division to deny the zoning change requested in CUP 2260 for mineral extraction on 100+ acre site due to the following reasons: according to section 10.255(2)(b) in findings of fact for conditional use permits #2 states, that "the uses, 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 the conditional use", which if the CUP 2260 zoning change is approved, our home values will decrease, preventing future sale; there will be substantial air, water (private wells, water table, and surrounding waterways), and noise (blasting and grinding equipment) pollution, unnecessary hours of operation M-F 6am-6pm and Sat 6am-2pm, which will impede outdoor enjoyment on surrounding properties and neighborhood; quality and peace of life will be destroyed; and destruction of a major wildlife habitat area used by migratory and non migratory animals with the site located immediately adjacent to and on greater than 20% slope above the Albion marsh and wetlands. This approval will be valid for 10 years with the ability to be re-approved over and over. There is also intention to install a high capacity well, which could damage water table levels and increase contamination.

Action petitioned for:

We, the undersigned, call on the Dane County Planning and Development - Zoning Division to deny the zoning change requested in CUP 2260 for mineral extraction at West of 983 State Highway 73.

Printed name	Signature	Address	Comment	Date
FAT TESAR	<i>[Signature]</i>	676 CRAIG 12 <sup>th</sup> ST. WISCONSIN	Boase Wellman Quarry	3/2/14
James Buss	<i>[Signature]</i>	593 Hwy 73		3/2/14
Monette Bruman	<i>[Signature]</i>	841 St. Rd. 73, Edgerton	oppose	3/2/14
Steve Tommas	<i>[Signature]</i>	739 State HWY 73 Edgerton	OPPOSE - HOME	3/2/14
AEE J KENNEDY	<i>[Signature]</i>	695 " "	WALVE	3/2/14
Michael Young	<i>[Signature]</i>	558 Hwy 106 Edgerton, WI	OPPOSE	3/2/14

Printed name	Signature	Address	Comment	Date
Ryan Krouty		1942 Skk Rd 73	oppose Quarry	3/9/14
Amy Billhorn		652 Skk Rd 73	oppose	3/8/14
Tom Lenox		700 Sigbee Rd 599 Sme Road 106	oppose	3/8/14
Julie Lenox		599 State Rd 106	oppose	3/8/14
Majorie Thomas		648 State Rd <del>56377-964</del> 106	oppose	3/8/14
Terry Becker		746 Albion Rd	oppose	3/9/14
David Johnson		489 King Rd Albion	oppose	3/9/14
Erica Zide		640 Gray Rd Edgerton	oppose	3/10/14
The Zock		690 Crawy Rd	oppose	3/10/14

# Petition to Deny Zoning Change for CUP 2260

Petition summary and background: We are calling on the Dane County Zoning Division to deny the zoning change requested in CUP 2260 for mineral extraction on 100+ acre site due to the following reasons: according to section 10.255(2)(b) in findings of fact for conditional use permits #2 states, that "the uses, 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 the conditional use", which if the CUP 2260 zoning change is approved, our home values will decrease, preventing future sale; there will be substantial air, water (private wells, water table, and surrounding waterways), and noise (blasting and grinding equipment) pollution, unnecessary hours of operation M-F 6am-6pm and Sat 6am-2pm, which will impede outdoor enjoyment on surrounding properties and neighborhood; quality and peace of life will be destroyed; and destruction of a major wildlife habitat area used by migratory and non migratory animals with the site located immediately adjacent to and on greater than 20% slope above the Albion marsh and wetlands. This approval will be valid for 10 years with the ability to be re-approved over and over. There is also intention to install a high capacity well, which could damage water table levels and increase contamination.

Action petitioned for: We, the undersigned, call on the Dane County Planning and Development - Zoning Division to deny the zoning change requested in CUP 2260 for mineral extraction at West of 983 State Highway 73.

Printed name	Signature	Address	Comment	Date
Josh Gunkle	<i>Josh Gunkle</i>	521 Aarback Rd	Don't put in	3/8/14
Bardi Moen	<i>Bardi Moen</i>	581 Aarback Rd		3/8/14
DAVID SCHASSON	<i>David Schasson</i>	650 Ocean St		3/8/14
Robbi Schasson	<i>Robbi Schasson</i>	632 Deans St		3/8/14
Dan Teeter	<i>Dan Teeter</i>	1112 SF R773		3/9/14
DAVID A SCHASSON SR	<i>David A Schasson Sr</i>	983 CRAIG RD	NO!!!	3/9/14



**Lane, Roger**

---

**From:** Klubertanz Equipment <klubertanz@ticon.net>  
**Sent:** Monday, March 10, 2014 2:45 PM  
**To:** Zoning  
**Subject:** proposed cup 2260 mineral extraction township of Albion

Dane County Zoning board:

I thank you for a minute of your time. The proposed mineral extraction of cup# 2260, as me greatly concerned, as it is about 3/4 of a mile from our property.

The March 11th meeting concerning this, is a bad date for me, and I will not be able to make the meeting. None-the-less, I have high concerns about this.

- 1) I was not notified of the application for this mining site, from the Albion Township, Dane County, or the applicant, when Albion Township was processing the conditional use permit.
- 2) As close as this site is to us, there is 8 or 10 residences that are even closer! All of these owners are severely affected by this proposed site.
- 3) This proposed site is tight to the boundaries of the marsh and wetlands that runs for miles along interstate 90. Worse yet, much of the mining site is part of the watershed that drains into these wetlands. The lack of concern for this watershed and related wetlands is abhorrent.

I can't believe the lack of due process, lack of environmental concern, and the lack of concern for this rural community, that has been shown by all related parties, and I am strongly against this proposed site. Other sites must be available that would have decreased population density and no watershed/wetland issues.

Thank you for listening.

Sincerely,

Richard Klubertanz  
1165 State road 73  
Edgerton Wi 53534  
Ph: 608-215-6052

**Lane, Roger**

---

**From:** Planning & Development  
**Sent:** Tuesday, March 11, 2014 9:48 AM  
**To:** Everson, Daniel; Lane, Roger  
**Subject:** FW: neighbors organized objection to CUP 2260

---

**From:** [aaaa66aaa@aol.com](mailto:aaaa66aaa@aol.com) [<mailto:aaaa66aaa@aol.com>]  
**Sent:** Tuesday, March 11, 2014 9:45 AM  
**To:** Planning & Development  
**Subject:** neighbors organized objection to CUP 2260

Dear Members of the Dane County Zoning and Land Regulation Committee,

We, the people of Albion, close to the proposed site of CUP #2260 respectfully submit for your consideration the following website. This was created and contributed by us as a group in our objection to CUP #2260 Crazy Acres Inc. mineral extraction. We are fighting for our lives and the life of the sensitive and unique environment of the Albion Prairie and wetlands. This is a very important issue that we had little notice of. An oral rumor about this CUP #2260 was started in the Albion area long before we were made aware of CUP #2260, a rumor that this was a very small project with a duration of only a few months and located in a completely different area far from homes and the wetlands. It has been very difficult to gather information to present our objections in just two weeks, most people effected had no previous experience with any zoning issue and felt hopeless against a mineral extraction/mine the size of 79 football fields being placed next to their homes and the wetlands, we were all in shock. The potential for disaster to our safety, enjoyment, use, and value of our homes that are our greatest investment, as well as the potential destruction of the beautiful rare remaining wildlife habitat was overwhelming and bewildering. We understand you may find the name of our site a bit aggressive, however we needed to get area residents attention that had heard the false rumor that had been spread. We mean no disrespect to the board in our efforts to organize, support each other, and help each other to gain support, we only had two weeks to try to save all that is dear to us. Please consider the information on our website in addition to our oral statements at your meeting on CUP #2260. We greatly appreciate the opportunity to present our case for objection to CUP #2260 tonight that you are allowing us, and we have all been very careful to structure our statements to be to the point and within the five minutes you have allotted to each of us.

Thank you, The neighbors of the proposed site for CUP #2260

[www.killthealbionquarry.org](http://www.killthealbionquarry.org)

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Dear Sirs,  
I'm enclosing a letter of opposition addressed to the Town of Albion board.  
Please take this matter to heart and share with others on the Zoning & Land Regulation committees.  
Thank you.... pat

Patrick C. Tesar  
676 Craig Road  
Edgerton, WI 53534  
608-884-8400  
[waldidachs@aol.com](mailto:waldidachs@aol.com)

Town of Albion Board and Planning Commission Members:

I'm writing in opposition to your recent approval of Crazy Acres/Yahara open pit mine, CUP 2260.

Did you read and consider the Albion Comprehensive Plan? ...."maintain rural life style....preserve farm operations..." are just a couple of aspects of this plan that have been ignored! How by any stretch of the imagination is an open pit quarry agriculture/a rural life style/a farm operation!?

This proposed open pit mine (CUP 2260) is **NOT** in compliance with Dane County Code of Ordinances, Chapter 10, specifically:

- 1) It will be detrimental to public health, safety and welfare
- 2) The uses, values and enjoyment of neighboring property will be impaired

Studies show quarries affect:

**1) Real estate values**

Properties within ¼ mile lose 30% of their property value  
Properties within 1 mile lose 13% of their property value  
Properties within 3 miles lose 6% of their property values

If this goes through I and neighbors are going to demand reassessment which is going to cost the town tax dollars that others will have to make up!

Our property is currently valued by you and the bank at around \$450,000. A 30% devaluation would drop us to \$315,000 and we'd pretty much lose equity we've been planning on for sprucing up the place as well as equity to use in downsizing when we decide to sell in a few years; supposing we could even sell with a quarry right next door!

2) **Quality of Life** (for humans & animals)

Mines, especially open pit, lead to a change in the mix of properties leading to a decline in the area.

Mines cause a loss of natural habitat and this area is abundant with wildlife and prime hunting which will be lost. Wildlife also has an aesthetic value to residents which will be lost.

There will be a change in rain runoff affecting the nearby watershed areas.

There will be a loss of water storage from removing the topsoil and vegetation.

We're already dealing with farming chemicals (herbicides) in our well water thanks to local farming practices and this will further reduce filtration and increase the aquifer pollution.

Equipment operation will increase smog precursors; i.e. significant air pollution due to truck traffic, crushing, dust, noise, etc...

A high capacity deep well is going to have a detrimental affect not only on our wells but the surrounding wetlands.

And then there's the stress of dealing with all this which isn't something any of us want!

3) **Citizen and Animal Safety**

Increased accidents due to the tremendous increase in truck traffic is going to take a toll on lives; both human and animal.

A number of people in the area ride horses and could potentially be thrown when the horse becomes spooked.

Some animals become spooked during gun seasons and now will have to be confined even more; 24/7!

4) **Health and Welfare**

All the above.... **For 10 years....!!**

The proposed berm to block the site from view and noise will be ineffective; admittedly even by the Yahara representative. The proposed quarry is atop a ridge, so the topsoil bulldozed away for a berm will in essence be pushed down off the ridge and into the lower surrounding area still exposing the quarry.

We live atop a hill overlooking this area and many guests have commented it's so relaxing here. They've said it's like being on vacation coming here and that aesthetic will be lost with an open pit mine!

I have to ask; "How can you be so insensitive to your neighbor's and constituents?" We've worked most of our life to achieve what we have and now you want to destroy that! You're supposed to be working for us; NOT against us!

You need to revisit this and oppose it.

Sincerely,

Pat

Patrick C. Tesar

CC Dane County Board of Supervisors, Zoning & Land Regulation Committee

Patrick C. Tesar  
676 Craig Road  
Edgerton, WI 53534

608-884-8400  
[waldidachs@aol.com](mailto:waldidachs@aol.com)

## Opposition to CUP 2260 approval

03-04-2014

Dear Town of Albion Board Members and Planning Commission,

I am writing to you to explain my vehement opposition to your Township approval of the conditional use permit 2260 for Crazy Acres and Yahara Minerals. This proposed site is also in and near an Environmentally Sensitive Area, which is in great danger of pollution due to the proposed quarry.

I have outlined reasons below, as to how this approved CUP 2260 is violating the Dane County Code of Zoning Ordinances and the Town of Albion Comprehensive Plan:

1. Taken from CUP provisions section 10.255 in Dane County Code of Ordinances.  
"That the establishment, maintenance, or operation of the conditional use permit will not be detrimental to or endanger the public health, safety, comfort or welfare."
2. Taken from CUP provisions section 10.255 in Dane County Code of Ordinances.  
"The uses, 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 the conditional use."
3. Taken from Town of Albion Comprehensive Plan Goal #1 Agriculture - "Maintain the rural lifestyle and character of the Town of Albion. 1. Preserve existing farm operations. 3. Protect and preserve the soils and other natural resources of the Town for future generations."
4. Taken from the Town of Albion Comprehensive Plan Goal #9 Land Use - "Objectives 1. Minimize the negative effects of incompatible land uses. Policies 4. Promote land uses, densities and regulations that result in the protection of valued resources..."
5. Taken from the Town of Albion Comprehensive Plan Goal #14 Natural Environment - "Protect natural resources and environmentally sensitive land from inappropriate use and/or development. Objectives- 1 Minimize disruption to environmentally sensitive lands (e.g., wetlands, floodplains, riparian habitat, woodlots, and other natural areas) for aesthetic, recreational, and wildlife habitat values. 2. Protect surface and groundwater quality. Policies - 1. Restrict development along stream corridors to protect riparian habitat, water quality, and aesthetics. 4. Protect wetlands from development for their ecological and hydrological functions. 5. Support the efforts of landowners to keep natural areas from being developed by using conservation easements or other means."

## Opposition to CUP 2260 approval

### 6. Taken from the Dane County Code of Ordinances 10.123(5)

"(5) Standards for conditional uses in the A-1 Exclusive Agriculture zoning district. In addition to the requirements of s. 10.255(2)(h), the zoning committee must find that the following standards are met before approving any conditional use permit in the A-1(exclusive agriculture) zoning district.

(a) The use and its location in the A-1 Exclusive Agriculture zoning district are consistent with the purposes of the district.

(b) The use and its location in the A-1 Exclusive Agriculture zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

(c) The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.

(d) The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

(e) Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible."

This CUP 2260 is in clear violation and is not consistent with the Dane County Code of Ordinances and/or the Town of Albion Comprehensive plan due to the reasons stated above.

I also want to express mine and my husbands grave concern for our family welfare, as I am currently pregnant (due in May) and we have 2 young children, ages 8 & 6. Ten years is NOT a temporary time, and due to the type of mine/permit this is renewable year after year, if you were not aware. By the time this permit is "over" my oldest will be 18 and her most impressionable and memorable years will be destroyed due to this mine and its incompatibility with the surrounding land owners current uses. There is a major concern, and proven fact from other quarries and their immediate residences of increased and dangerous noise, air, and water pollution to our home, the homes of surrounding neighbors, and the wetlands and wildlife habitat that this proposed site is on and adjacent to.

We have horses and my children ride frequently, especially in the summer, and now there is a major increased uncontrollable risk of increased fight or flight response in our horses, due to the blasting, vibrations, and noise created by the quarry/mine, increasing the risk exponentially of my children being thrown and seriously injured or killed. Who will be responsible for that?

We will no longer be able to enjoy harvesting and cultivating the large garden we use to provide food for our family and others, due to noise and dust. Not placing noise regulations on Yahara Minerals, shows disrespect for your town residents that would be in close proximity to this site.

In the summer, we live outside, which is when the majority of construction will take place. If approved, we will be unable to enjoy the peace and beauty of our home, which was purchased in 1994, and is an already permitted use to which this CUP2260 will cause great disruption.

There is also the fact of a major decrease in home values from as far as 3 miles away, from 6% to excess of 30%, which will decrease the towns revenue for income taxes. If approved we will be sure to have/request regular assessments due to declined property value, which we have done nothing but improve since we've purchased the place.

I am also concerned for the wildlife habitat for migratory and non-migratory animals that will be destroyed and contaminated with this quarry/mine in place. It will render the adjacent

## Opposition to CUP 2260 approval

wetlands unsuitable for nesting and residences of many wildlife. This area is an environmentally sensitive area and is also a major flyway, stay over for migratory birds. The wetlands in the area and on the site will be degraded and damaged in ways that are irreparable, of which you as a town board are supposed to protect.

I am very disappointed in the township government and lack of concern or respect for the residents and the detrimental impact they would receive from this proposed quarry/mine. There are already open or historically active sites that can facilitate these projects without the destruction that would ensue should this approval of zoning change for CUP 2260 go through. Recycling....huh maybe that is a thought, why not reuse the road materials already there?

I request that you as a Town Board revisit this matter and withdraw your approval of the CUP 2260, and/or that the Zoning Committee deny the zoning change for this CUP2260 for Crazy Acres and Yahara Minerals.

Concerned Citizens,  
Timothy & Erica Zick  
690 Craig Rd  
Edgerton, WI  
608-290-0378  
tezick2001@gmail.com

CC: Dane County Zoning, Planning and Development



My name is Erica Zick, and I would like to address the members of the committee and zoning board in regards to my opposition.

Being a mother of two and currently pregnant, that home schools and works remotely from home part time, I am gravely concerned about the health and safety of my family and children should this zoning change be approved. Myself and a couple other neighbors have gone to many of the neighbors within a 1-2+ mile radius of this site, some which had no idea of this project STILL and many who are just as opposed to this CUP 2260 as us, and they have signed the petition stating their objections, which I ask you to enter as balloted votes in opposition to this.

- **From the CUP provisions 10.255 in Dane Cty Ordinances #1, if this is approved it will greatly endanger and be detrimental to public health, safety, comfort and welfare.**

Traffic congestion on HWY 73 due to mine traffic (trucks entering/leaving every 2 min) when projects for Hwy 106, 73, and or I-90/39 are underway, will be unsafe for anyone driving the HWY. Our wells are already contaminated, I am unable to drink it due to aggravation of my Crohns, and this quarry will only further the contamination with such a large removal of filtration limerock. The noise from the daily mine operations and blasting will be more than a nuisance. The dust will further exasperate those with asthma conditions, and continually invade our homes, that we will be unable to enjoy open windows and doors.

- **From the CUP provision 10.255 #2, if this is approved will diminish and substantially impair the uses, values, and enjoyment of property in neighborhood for already permitted uses.**

Our home values will be decreased from 30% - 6% from close proximity to as far as 3 miles out. We will no longer be able to use our property as we have since 1994. Myself and my family will be prisoners in our home during blasting due to flyrock dangers and daily mining operations, which are many, and we have evidence on our website. Blasting will also endanger the health and safety of my horses kept on the property. Who will be responsible when flyrock kills an animal or a person on my property? I will probably lose my umbrella policy that we have had since we moved here.

It will be unsafe for my children or myself to ride due to the noise and vibrations from the quarry and or blasting, that could create an unpredictable fight or flight response in our horses. I know there is a risk already of my children riding as there is with any horse activity, but this will exponentially increase the risk of them being seriously injured or killed. Who will be responsible then?

I love to garden and maintain a large garden that feeds our family and others. If this quarry is in operation, then my enjoyment and safety of cultivating and harvesting this garden will be greatly impaired and diminished.

10 years is NOT temporary, as my oldest will be 18 when this mine is supposedly reclaimed, her most impressionable and memorable years will be destroyed because it is incompatible with uses already permitted.

We live outside in the summer, which if approved we will no longer be able to enjoy the beauty, the peaceful environment due to our location, and the wildlife that frequently visits our home and the surrounding properties.

Their proposed hours of operation and extended hours are unsuitable for having a new baby in a home in close proximity. Who will come soothe and put my baby back to sleep when she is woken from a nap by blasting or when evening hours are "needed" and her sleep pattern is disrupted? Six days a week is too many days to endure imprisonment in my home due to the quarry. If I can't have a weekend, then what do I have? When will I relax and wind down from a stressful week at work or having to deal with life interruptions from the quarry? That is a great impediment on my mental and physical health and safety of myself and my family.

- **This CUP will violate the Town of Albion's Comprehensive plan Goals #1 (Agriculture-maintain rural lifestyle), #9 (Land use), & #14 (Natural Environment).**

This mine will turn this area of Albion into an industrial area, not an agricultural area, for which they are supposed to preserve. There will be damage to the environmentally sensitive area, the wetland, which is in part of the mine and directly adjacent to the the mine, reread your maps it is not outside their boundaries. According to both Albion and Dane Cty Comprehensive plans it is your job and Town of Albion's duty to protect the wetlands for their important ecological functions, which this permit will violate. There is a great number of migratory and non-migratory animals that utilize the woods and the wetlands that this mine will destroy, alter and render irreparable damage.

- **Dane County Ordinances 10.123(5) - 5 standards that must be met for A-1 Exclusive Ag zoning district.**

This CUP violates many of these standards. There are alternate locations regardless of convenience factor that are reasonable and appropriate and already in operation.

Crazy Acres, also under a couple other names, has many acres at its disposal. This CUP is NOT consistent with purposes of the district. 105 acres is not a minimal site, and that is a great loss of farm land, considering the goal of Albion and Dane Cty is to preserve farm land. Please consider these standards and that this CUP2260 doesn't comply with them.

- **Lack of proper notification from Yahara Minerals or Crazy Acres for the initial hearing at the township level.**

One letter was received by us and many of the neighbors that gave very little information, and included no date or place for the meeting. For those that don't get the paper (very outdated), and no website is provided by the township, then there is an inability for townspeople to be properly informed. The township claims that we all received our proper notice, but it is funny that none of the immediate neighbors were present at the meeting to voice opinions or get questions answered. So either records were falsified or someone picked up all our mail? Why if we were all notified of the initial meeting and/or were present at the town meeting are we so passionately opposing this CUP now, because we were uninformed!?

**CLOSING:**

This CUP 2260 is not consistent and in clear violation of the Dane Cty Code of ordinance and the Dane Cty and Town of Albion Comprehensive Plan due to reasons stated above. I urge you to deny the zoning change.

If this is approved, we will appeal. Should the quarry be allowed to be put in place, we will make our requests upon Yahara that we would expect them to comply with to make this situation more tolerable, which in no way ever will, as our homes and enjoyments of life will be destroyed.      **THANK YOU FOR YOUR TIME.**



My name is Tim Zick, and I would like to address the members of the committee and zoning board in regards to my opposition.

I am in construction, and am not allowed to start work before 7am and certainly wouldn't be allowed to work into the evening, so why should this site be any different? We enjoy the quiet and serene place we have, and this CUP 2260 is in violation of many standards and ordinances, which would no longer permit us to have this enjoyment. I want to cover the reclamation plan and have questions regarding the proper procedures and inconsistencies I see according to the NR-135. How can a mine be even considered without having the bids for the projects.

• **Reclamation plan incomplete and not descriptive enough according to NR-135**

The operational map fails to label my home at 690 Craig Rd, the Zicks.

Where is name, address and phone number of lessor of the site in application packet, according to NR 135.18 (2)(c)?

Why are the streams, irrigation ditches, ponds, and wetlands NOT labeled on the map, per NR 135.19 (2)(a)?

I haven't seen the approx elevation of the ground water listed either per NR 135.19 (2) (a)?

How do they attempt to protect wetlands and surface water, not in the reclamation plan that I can see according to NR 135.07, according to this they can't disturb topsoil until drainage and runoff preventions are put in place FIRST.

How do they propose to manage #5 in notes on operational plan when there are no pits or retention ponds noted on the maps? Need storm water overflow, which should be part of the plan.

The landscaped berm will not be sufficient to protect us from the quarry, much less keep it from our view, which will now be destroyed!

There is a manmade feature on the site, a small building that is not shown on the map, per NR 135.19(2)(d).

According to NR 135.19(4), the reclamation plan is vague and the where is the cost of reclamation estimated at each stage, according to NR 135.06 (4), where will the woods be put back in, to reclaim the lost habitat for wildlife?

I haven't seen a certification of reclamation plan from Crazy Acres regarding their compliance, as they are the lessor, with it according to NR 135.19 (6).

According to NR135.09 (3) the storage of topsoil seems inadequate and is subject to great erosion or contamination.

Did Yahara Minerals or Crazy Acres provide or obtain any information on the biological resources, plant communities, and wildlife use at or adjacent to proposed site as stated in NR 135.19 (2)(b)? I haven't seen it in the packet?

When were we notified publicly and to have been given the right of hearing for the reclamation plan, as we never got any application materials, until given by Dane Cty, according to NR 135.20 (b)?

Has this been compared with NR 103 for water quality standards for wetlands?

Where are the existing elevations labeled on the plan as all we can find is the finished elevation?

• **Other questions, or information heard**

Is test blasting permitted without notification, because a neighbor was told by Jimmy Wileman that test blasts have already been performed, yet we NEVER got any prior notification? Isn't that illegal and a violation prior to even obtaining the zoning approval?

It is noted in the application packet from Yahara that there is a rocky outcrop on the proposed site, which isn't true. See the map. This land has been farmed for many many years by Thalacker Farms before Crazy Acres, and it produces well because it is on a hillside. Since living here, we have not seen this proposed area to be deficient in agricultural production, now down below our house yes on the north side, but not here.

Drain tiles were recently installed by Crazy Acres in the area of the proposed mine and other locations. How will this affect the drainage and runoff from the proposed quarry, to our wells, to the wetlands, etc.?

It seems that Yahara Minerals and/or Jimmy Wileman have been out and about talking to neighbors stating there will be no impact on them, etc, which we know isn't true. Yet they have yet to be good neighbors and try to talk to us or answer any questions or explain anything to those in the immediate area of the proposed mine.

What kind of fence will be used to protect the public or wildlife from coming in contact with the quarry, or the quarry in contact with us? How will we be able to keep from seeing such an eyesore in our backyard?

It also states in the Standard conditions for approval for mineral extraction operations, under #6, that the driveway shall be paved at a min. 100 ft from public road, yet in their application it says it will be clear rock....that is not acceptable. Also says #13 that no water shall be pumped or removed from the site, so then how do they propose to supply water to wash rock, or keep dust down?

Where is the environmental impact report that is supposed to be done? We haven't seen that as residents of the neighboring site.

**CLOSING:**

This CUP 2260 is not consistent and in clear violation of the Dane Cty Code of ordinance and the Dane Cty and Town of Albion Comprehensive Plan due to reasons stated above. I urge you to deny the zoning change.

If this is approved, we will appeal. Should the quarry be allowed to be put in place, we will make our requests upon Yahara that we would expect them to comply with to make this situation more tolerable, which in no way ever will, as our homes and enjoyments of life will be destroyed.

Thank you for your time!



## Tues meeting in Madison

6 messages

---

Erica Zick <tezick2001@gmail.com>  
To: Peg Erdman <m1erdman@wisc.edu>

Mon, Mar 10, 2014 at 9:53 PM

Hello,

Would you like to go to the meeting Tuesday night? I am offering a ride if you would like to go.

Thanks,  
Erica Zick

---

Peg Erdman <m1erdman@wisc.edu>  
To: Erica Zick <tezick2001@gmail.com>

Tue, Mar 11, 2014 at 9:53 AM

Erica:

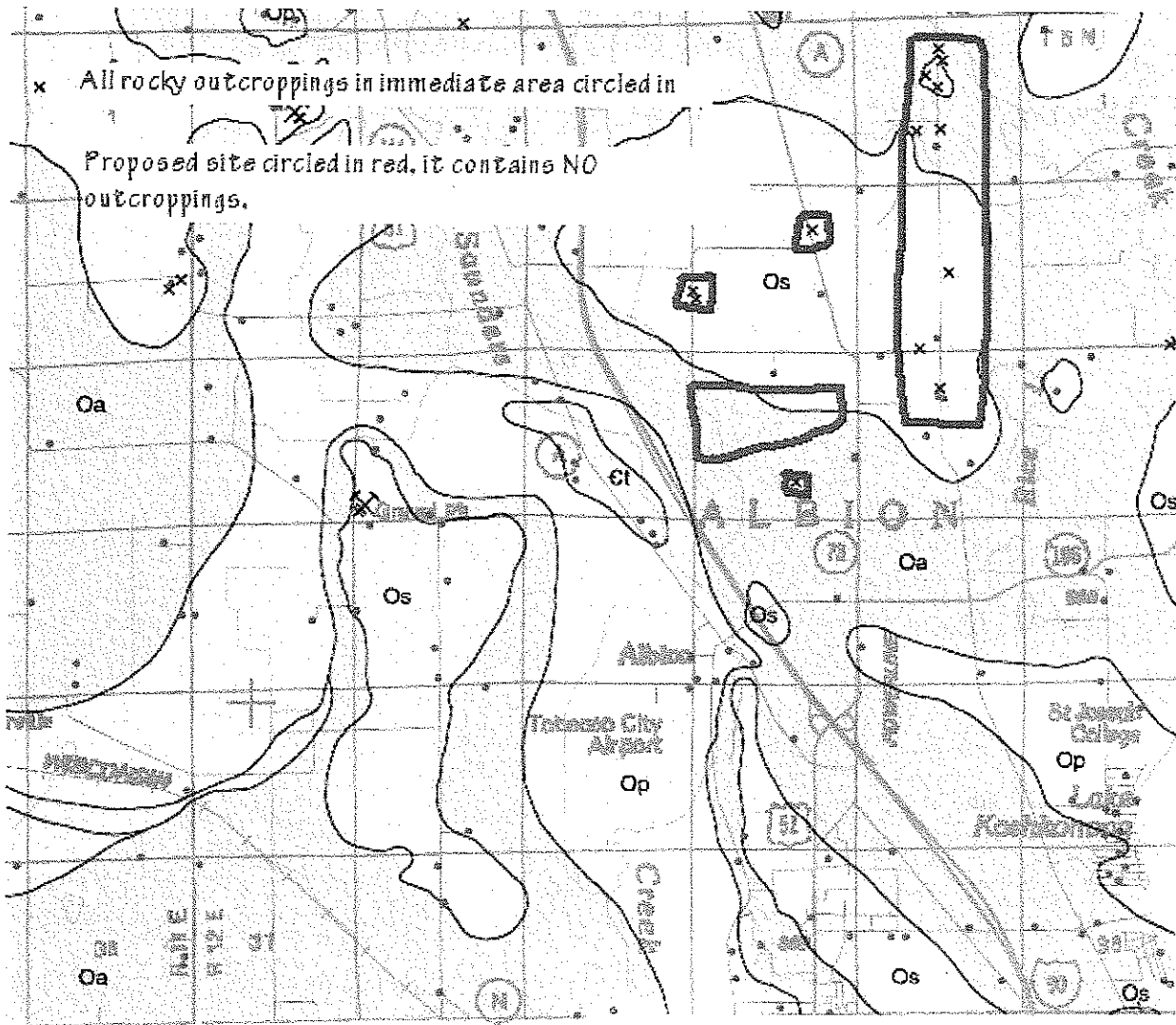
No, but I appreciate the offer. My arthritis (back and hips ) hasn't recovered from the town board meeting yet.

Jim and Bettye Wileman stopped by Sunday to ask if I would still talk to them ("yes") but I also let them know how unhappy I was with the whole unprofessional mess and that the town board, etc., shouldn't lie to us and to all the residents of the town of Albion. They have been reading the website. Jim said that they have already set off some (possibly three) test explosions which I was not informed about.

My thoughts will be with you.

I had a dream last night that my septic tank collapsed due to mining activities. Nothing is sacred.

Peg  
[Quoted text hidden]



**SYMBOLS**

- geologic contact (conformity boundaries)
- fault, inferred, bar and half on downthrown side
- ^ outcrop
- x quarry
- Subsurface control point (WCH well construction report, WGNHS geologic log, or other drill hole records)

**Signe oral objection to CUP 2600.txt**

**Hello, my name is Signe Johnson, my home and family business is at 983 State Road 73 Albion, and our home is the closest to this proposed mineral extraction site, within just 500'.**

**I grew up in the city, but my family had farms. In 1986 I married and pursued my life long dream to buy a quiet farm home in the country where I could live with nature, raise and train my horses by day, relax and watch the stars by night. I found my dream in Albion.**

**My business is also antiques, I needed to be near Madison, but away from the noise. We looked at 3 properties. Two in Albion, one near Cross Plains. My father, an engineer, a former state planner and director of public works for Dane County was a water specialist for the DNR, and his brother a Professor of mining engineering at UW Platteville, they helped us to select a property. We rejected the Cross Plains property because it had an inactive mine within a mile and that was our main reason for rejecting that property. We had previous experience with a quarry near one of our familys farms and had no interest in locating near a mine.**

**We ended up purchasing our Albion property from James Wileman of Crazy Acres, the applicant. Not only was there no mine there, but also Mr. Wileman met with us at the property and made assurance to us that the surrounding property would always be used for crops, he specifically stated it would always be in "corn or beans".**

**Our property was tens of thousands dollars more than the other Albion property, but Mr. Wilemans assurances to us as to the neighborhood and future land use convinced us to purchase this property over the other. We went thru the zoning process with Mr. Wileman for our specific uses before we would purchase it, zoning for a home, horses, and for a family business. Mr. Wileman later then sold us a second parcel under the same assurance of surrounding land to be used for crops only.**

**Mr. Wileman had his opportunity to put a mine on this property, he chose instead to sell it to us for use as a home, horse farm, and antiques business. This mine is not compatible with any of the use that we are already permitted, that we have continuously used the property for, that we specifically purchased both properties for, and that we have**

**Signe oral objection to CUP 2600.txt**

**continually invested in and built our lives and future around.**

**It is impossible for me to overstate the extent of negative impact on our business, our property, our health and safety, and truly our entire way of life if CUP 2260 is approved. I will no longer be able to conduct my horse business, no owner would bring a valuable mare to be bred here, and it would be dangerous for me to even walk my horses let alone try to collect for artificial insemination due to the risk of spooking. I would be unable to ride or drive my horses due to the proven safety hazards of mine noise and vibration causing spooking horses. My guests, and children visiting my property will not be safe around the horses, I will no longer be able to allow them to test ride or even walk horses I have for sale. I have submitted proof of this in the file.**

**The health of my animals would be destroyed by dust, and anxiety from blasts, I have horses being treated for ulcers already this would make that worse. We would also have to invest well over \$10,000.00 in steel fencing to replace our existing fencing and still would have to keep our horses inside during blasting to try to prevent injury to the horses, or still possible run thru into the busy highway. I cannot conform my work and travel schedule around that. AND I have been told I may lose and no longer be able to obtain horse insurance.**

**My antiques are delicate and valuable, they cannot withstand constant vibrations and would no longer be able to be displayed on shelves in my home.**

**My home is over 160 years old, solid masonry, and the original plaster is applied directly to the walls, I am an historic renovation expert professionally, the vibrations will cause the plaster to delaminate and expensive wall coverings to loosen. I have valuable and rare stained glass that will be damaged from flyrock.**

**I have asthma, dust and fumes from hundreds of trucks a day will damage my health and prevent me from enjoying the outdoor nature and my gardens. I have submitted studies and a letter from an expert as proof that this gravel mine will also devaluate my properties by 35% costing me over \$150,000 due to it's close proximity to my property. This property was also**

**Signe oral objection to CUP 2600.txt**

**planned to be refinanced to fund our retirement, this mine would impede that. Well contamination is already a problem that will only increase with mining removal of the filtration mineral layer to our aquifer.**

**This CUP absolutely does not meet 5 out of 6 of the standards required by both The Town of Albion Comprehensive plan and Dane County Zoning and possibly all 6, nor does it meet 10 out of the 14 regulation standards in section S 10.23. I have listed these and the reasons it does not for you in my handout, and more specifically in materials I have previously submitted to the file. This mineral extraction will greatly impede, damage, and diminish our already permitted use, comfort, safety, value, and quiet enjoyment of our property and does not meet the standards required for you to grant a conditional use permit under Dane County zoning regulations.**

**I want to thank the Committee for its careful consideration of the standards outlined in the ordinance. Thank you for your time.**

## Untitled

**My name is Dean Johnson, I own the two properties on Hwy 73 closest to this mine site.**

**I want to address two of the CUP standards that must be met by the applicant's proposed conditional use. I can only speak to my personal circumstances, but there are many here who share my concerns that:**

- 1. the proposed use will be greatly detrimental to, and will significantly endanger the public health, safety, comfort or welfare, and**
- 2. The uses, values and enjoyment of other property will be substantially impaired or diminished by the proposed use.**

**I work in the construction field, I am required to drive great distances and perform highly technical applications as high as 30 feet in the air on narrow scaffolding and ladders over processing equipment in areas of open wiring, chemical lines, and live steam piping. I often am required work second and third shifts, when production is down. I have no ability to adjust my work schedule around 24 hour blasting notice. This mine operation will be blasting during times I MUST sleep in order to have the level of alertness I need to perform my job safely. The proposed mine road is only 300' from my property, the noise of these trucks braking and accelerating will further prevent my sleep. This will tire me and greatly increase my risk of injury or even death from a wok accident.**

**On nights when I am not working, I enjoy the hobby of stargazing, the lights from this mine will be like shopping center, I lived in the city and could not see the stars due to lights, one of the reasons I moved to the country was to enjoy the darkness and starry nights.**

**I grew up near a golf course marsh in the city. We specifically bought property overlooking the Albion Prairie wetlands to be close to marsh nature. I have gone to expense to set aside large areas of my property for natural wildlife habitat. My greatest joy is time spent in observation of the wonderful creatures that call our home their home. This includes owls, badgers, song birds, killdeers, Baltimore Oriels, Bald Eagles and our favorite, Red Wing Blackbirds. The noise, dust, fumes, vibrations, blasting and actively will drive them all away. If any remain, we will not be able to**

## Untitled

hear them, or to watch them. Nature is my passion, without it there is no enjoyment of my property.

I work hard and when I get up, I expect to have safe enjoyment with my horses. This routine I have enjoyed for 28 years. This mine will ruin that, it will not be safe, and it is not a matter of whether I will be injured, but when and how badly, due to the constant and unexpected noises, and vibrations from this mine spooking my horses.

This will destroy our horse business income we need, to sustain and make improvements to our property, and destroy the value, resalability, and collateral value for lending on my properties. I am self employed and I have to use my property value as collateral to borrow for my business. We have spent over \$200,000 in improvements for our business and enjoyment use of the property. This mine does not meet the standards required for a conditional use permit, it diminishes our already permitted uses, our income, our safety, our value, and our quiet enjoyment of our property and will prevent improvement and maintenance.

The sound level of mining equipment and trucks at my homes distance from this activity, is rated as equal to that of a vacuum cleaner. I am partially deaf. I am getting my hearing aids in the next months, it is unacceptable that just when I am able to fully hear again, it will not be the sweet sounds of birds, but instead the blasting, constant rattle, and drone of mining equipment. I will have no escape from this inside my home. This operation will substantially diminish my use and enjoyment of our property.

Exposure to diesel fumes and dust will endanger our health, as my wife has UC and asthma and I also have health issues. Both silica and diesel fumes are carcinogens. It is impossible in our high wind area, for Yahara to control that airborne contamination of our property, even wet loads will rapidly dry and blow dust from the loaded trucks and we are downwind. 400' of this road next to our property will be unpaved.

With regard to another CUP standard, the applicant has failed to show that adequate access roads, drainage and other utilities are available, and in fact Wwe have found that required permits have not been even applied for,

### Untitled

for this operation, including well permitting, storm water permitting, and driveway permitting. I have been told that this driveway will not be approved for permitting as it substandard for access to busy Hwy 73. We have information directly from Wis DOT that the applicant is not eligible for a driveway permit, such that item #4 of the CUP standards in sec. 10.255(2)(h) can't be met – application is silent in this respect.

specific CUP standards for areas zoned A-1 Exclusive Ag are that (1) the Committee should consider the availability of alternative locations for the proposed use; and (2) the Committee should look at the impact on the productivity of the lands involved.

The petitioner owns thousands of acres with similar mineral properties according to geo survey maps, alternate sites are available away from homes and the protected wetlands but were not considered. There is no outcropping shown on the geo map I have submitted to the file, this field has been fully planted for all 28 years I have been there. ~~There is no~~ the current topography of the area is not an impedance to farming, and ~~there is no~~ there is no ~~reason~~ reason related to agricultural productivity to locate a mine here.

We respectfully request that this CUP application 2260 must be denied as it is not in accordance with the Dane County Zoning laws and standards that must be met.



Subj: **Impact of proposed Quarry**  
Date: 3/10/2014 1:45:15 P.M. Central Daylight Time  
From: [fjstruble@gmail.com](mailto:fjstruble@gmail.com)  
To: [johnsonphoenixg@aol.com](mailto:johnsonphoenixg@aol.com)

Dean,

I have taken a look at the plans for the proposed Albion Quarry near your property. Although I am a strong advocate for a land owner being free to use his land any way he/she sees fit. That said, I can't believe anyone involved in taking into consideration the good of others could consider this for approval. Dean, as you know, we raise and train registered Quarter Horses and Registered Paint Horses on our farm outside of Chetek, WI. We have sold our horses all over the Nation from Wisconsin and have horses we bred for and developed in the Carolinas, Florida, Minnesota, and elsewhere.

I can assure you that you should not consider staying at your current location with horses that close to the noise of equipment and bumping (blasting) activities if this quarry is approved. Somebody is going to be hurt or killed. Horses can't be told when noise is going to occur so they can ready themselves. The bond between rider and horse is one of trust. Surprises like blasts break down that trust and can panic animals endangering the horses and any people on or around them. Horses are herd animals and if a blast spooks one and that horse takes off in panic, often the panic will spread and others will follow.

I don't envy you this problem. I trust that your local zoning officials will listen and do what is right for the greater good. Too often these decisions are made based on short term tax revenues. I hope officials in your area put the pursuit of happiness and individual rights ahead of financial projections.

Frank Struble



*You can't be the best,  
if you're only the same.*

Mr. Dean Johnson

Albion, Wi

Dear Mr. Johnson:

You have asked for my opinion as to the impact of a 100 acre gravel quarry on the value of your land and how lenders would evaluate it.

Assuming your property is near the quarry site, the impact could be significant. First of all, it is hard to imagine who would want to buy your property if the quarry was planned or in existence near your property. Second, I would think any lender using your property as collateral would certainly be much more diligent in their assessment of your property value and how much a lender would consider lending.

Hopefully you find this helpful.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert C. Gorsuch".

Robert C. Gorsuch  
Chairman & CEO

5951 McKee Road, Suite 100  
Fitchburg, WI 53719-5114

Member FDIC



Phone: 608-441-6000  
Fax: 608-441-6001  
Toll Free: 877-OAK-BANK  
[www.oakbankonline.com](http://www.oakbankonline.com)

March 11, 2014

Dane County Zoning and Land Regulation Committee

Supervisor Patrick Miles, Chair

City-County Building

Madison, Wisconsin

Dear ZLR Committee,

My name is Jon M. Grinde, and I am a REALTOR, licensed in the State of Wisconsin for the past 28 years, and associated with First Weber Group, Inc. I am presently active in the industry in Dane County.

I have been asked to provide an opinion regarding the potential effect on the value of the nearby properties if the Zoning Amendment petition for Mineral Extraction in the Town of Albion, Section 15, filed by Crazy Acres, Inc. , is allowed to proceed.

The method of establishing a potential property sale value is to do what is called a Comparative Market Analysis (CMA) for the property or properties at issue. A CMA basically compares the selling prices for properties which are arguably "comparable" to the subject property. In determining comparability, one normally considers the condition of the property itself as well as the nature, aesthetics and uses in the immediate and surrounding area. The value of the subject property or properties is then adjusted upward or downward according to how the subject property or properties compare to the other "comparable" properties.

The opening of a gravel mining operation within 500 feet of a given property would clearly be a relevant, and negative, factor, and would be expected to result in a significant negative adjustment for the property value of adjacent properties. One reason is because numerous potential buyers would refuse entirely to relocate into such a situation. For those remaining, potential, buyers who might still consider moving into such a situation, one would expect them to demand a significant price reduction to consider purchasing one of the immediately adjacent properties.

I have no direct examples in Dane County, but I did consult a study done by George A. Erickcek, Senior Regional Analyst, W.E. Upjohn Institute for Employment Research, Kalamazoo, Michigan, 2006, which looked at the Impact of a gravel pit on residential property values in the Kalamazoo area. That study does not translate directly to the Albion area, particularly because of the fact that the number of potential buyers is much smaller in Albion than might be expected in a more urbanized area. Even so, that study concludes that even with more buyers, the properties nearest to a gravel pit in the study lost 30% of in value upon the opening of the gravel pit mining operations. I quote from the study: "The loss of property value results from the negative consequences of the mining operation and reflects the deterioration in the area's quality of life due solely to the operation of the gravel mine."

It is my personal opinion that the establishment of a gravel extraction site proposed for the Town of Albion, Section 15, Dane County, Wisconsin, would have at significant negative effect on the value of the adjacent properties and would significantly reduce both the pool of potential buyers and the potential offer prices.

Respectfully, Jon M. Grinde, REALTOR

Patrick C. Tesar  
676 Craig Road  
Edgerton, WI 53534  
608-884-8400  
waldidachs@aol.com

Good Evening,

I would like to start out by addressing some articles in the Town of Albion's Comprehensive Plan which they have chosen to ignore:

- As you can see from the pictures I've attached our property shares a common border with the proposed open pit mine property which is being proposed for the top of the ridge in the background. Our property and the proposed quarry property slope down into a chronically wet area which drains into an adjacent wetland/marsh.

This area serves as a bird migration area and is a common resting place during flight. It is also the habitat of a lot of wild life including deer, pheasant, turkey, and countless other birds including bald eagles, cranes and owls which I believe are protected.

Albion's Comprehensive Plan precludes commercial use, i.e. a quarry, of environmentally sensitive areas, which this is and goes on to state "to preserve land that is an environmental corridor."

- The Albion Comprehensive Plan also states land use will NOT conflict with or be detrimental to the natural environment and surface and ground water resources in the Town!

The area wells are already contaminated with chemicals from local farming practices and the mine will further damage the aquifer by removing earth and stone which acts as a natural filter, driving a high capacity deep well which will draw down our wells & surrounding wetland and the blasting will drive wild life away!

- The Albion Comprehensive Plan expresses a high importance concerning:
  - Air Quality
  - Cumulative Environmental Impacts
  - Surface and Ground Water Quality
  - Development on Steep Slopes
  - Disruption to Environmentally Sensitive Lands for Aesthetic, Recreational and Wild Life Habitat Values
  - Protect Land from Development for its Ecological and Hydrological Functions
  - Provide Exemplary Service to Town Residents!!!!

They have ignored all of these factors!

I would think the County has similar values and concerns about which the Town of Albion has chosen to ignore.

- The Dane County Code of Ordinances states a Conditional Use Permit will NOT be detrimental to or endanger public health, safety, comfort and welfare and the uses, values and enjoyment of neighborhood property shall be in no foreseeable manner impaired or diminished by the CUP.

Regardless of what the Yahara Representative claims, they can't possibly build a berm high enough to enclose the mine from sight, noise and dust. It's being proposed for the top of a ridge and any soil pushed off for a berm will end up being pushed down the slope of the hill and be useless. Again, as you can see from my pictures, us and the neighbors will still have an open view of the mine and be subject to the noise and dust it will inherently create.

The mine will be lit up like a mall parking lot which will block our relaxing observations of the night sky including star formations, passing satellites, the space station, fire flies and bats fluttering about.

- I've listed a number of recent studies that show a significant drop in property values surrounding quarry sites; 25 – 30% for us personally! These studies all show similar results PLUS the impact is PERMANENT; you never regain your lost property value!

- Crush The Quarry. Org

Home values within ¼ mile drop 30%

Home values a mile away drop 13%

Home values 3 miles away drop 6%

- Pembina Institute, 2005 (Pembina.org)

Quarries result in:

Natural Habitat Removal

Water Storage area is lost

The release of significant amounts of particulate matter, i.e. dust

Significant noise pollution

Heavy truck traffic is a serious hazard for all the area

- Eda Projects. Org, 2009, Property Value Losses from Quarrying Operations

(Economic Development Authority)

Home values within 1/3 mile drop 25%

Home values within 2/3 mile drop 20%

Home values within 1 mile drop 15%

Home values within 2 miles drop 10%

- Diane Hite, 2006, Impact of Operational Gravel Pits on House Values, Auburn, University
- George Erichcek, 2006, Assessment of Economic Impact of Proposed Gravel Mines, W.E. Upjohn Institute

This is our retirement home that we've worked all our life to afford and they want to take that away from us!

I received an e-mail message from a local engineering firm that's involved in major highway projects throughout the state and this is what they had to say:

The problem you will have is the noise that comes from all operations in a quarry (dirt removal, drilling and blasting, crushing operations, trucks and more trucks). Prevailing wind and dust, dust, and more dust. Most quarries operate from 6:30AM+/- to 6:30PM+/-, and maybe on Saturdays. Most construction companies work 10 hours +/- a day and they can truck a lot more aggregate that can be made in that time. Sometimes they will run crushing for 24 hours if they are really behind. Then a concrete company might move in and set up a plant to make that concrete. That would be more of all of the above.

I hope this helps a little. Your neighbor will get a steady income. The one good thing you have is that you were there first. Your property value will go down, and depending on the wind, noise and dust will be your worst nightmare.

This completely contradicts what the Yahara Representative and Wileman are trying to claim.

- As far as our personal welfare, we have a service dog that is very sensitive to her environment. She is very sensitive to thunder and gun shots so we have to be vigilant and confine her with an approaching thunder storm and when hunters are in the area shooting. She has bolted a couple of times and run off because of this but luckily our neighbors know who she is and have helped look for her and brought her back. Our fear is the blasting will just exacerbate this and it would be a terrible loss if we would lose her.

Hy 73 is already a heavily travelled state highway and will be an Interstate alternate once works starts on the Interstate making Hy 73 even more congested. How can you possibly even entertain the idea of

allowing 200 gravel trucks a day to enter such a busy highway? This will create an unbelievable traffic hazard! Plus, what happens when gravel trucks pull out.....; they spill gravel which is going to lead to numerous cracked windshields, vehicle body damage and motor cycle spills leading to personal injuries and possibly deaths.

You can't possibly rationalize permitting this quarry operation and must squash CUP 2260.

In summary: in referencing standard #2 in the Dane county building code: that this will greatly diminish our already permitted use, comfort, safety, value, and quiet enjoyment of our property and does not meet the standards required for you to grant a conditional use permit under Dane County zoning regulations

Thank you for your time and consideration.... pat





**Allan, Majid**

---

**From:** Randy Nelson <arbormonrn@gmail.com>  
**Sent:** Tuesday, March 11, 2014 6:50 PM  
**To:** Lane, Roger  
**Cc:** Allan, Majid; Miles, Patrick; Matano, Alfred; Bollig, Jerome; Kolar, Mary; Hendrick, John  
**Subject:** CUP 2260 (Albion quarry proposal)

Hello,

My name is Randy Nelson and I live and own property at 1029 county road A, Edgerton Wi in Albion township. I am apposed the the proposed quarry and would have raised these concerns in Albion had I known of that meeting.

**1. NR 135.06(4)**

---

**(4) HABITAT RESTORATION.** When the land use required by the reclamation plan approved pursuant to an applicable reclamation ordinance requires plant, fish or wildlife habitat, it shall be restored, to the extent practicable, to a condition at least as suitable as that which existed before the lands were affected by nonmetallic mining operations.

---

According to the map provided and the extremely brief Reclamation Plan this area be "returned to typical row crops" BUT about 25% of this property is wooded. NOT row crops and should not be allowed to be bulldozed. This is in violation.

**2. NR 135.07 Surface water and wetlands protection**

This area is very close to a known wetland and migration route. I do not believe the proposed Reclamation goal addresses the stringent needs outlined in Chapter NR 103

---

**WATER QUALITY STANDARDS FOR WETLANDS**

---

---

**ESPECIALLY 103.03(A)**

---

---

**DURING EXTREME EVENTS WHEN THEY CLAIM "NO DISCHARGE". NO HOLDING POND AND SIZE DELINEATED ON ANY PLAN I'VE SEEN. NO RUNOFF INTO THIS SENSITIVE WETLAND IS UNREALISTIC AND UNEXCEPTABLE.**

---

---

**NR 135.19 Reclamation plan.**

---

**OR IN THIS CASE A VERY HASTILY VAGUE PLAN AS PROPOSED. INCOMPLETE AT BEST.**

**PROPOSED GRAVEL ROAD SUPPOSED TO BE PAVED.  
WHAT IS THE SLOPE OF THIS PIT? FENCED OR NOT?**

**I HAVE NUMEROUS OTHER OBJECTIONS TO THIS AREA BECOMING AN OPEN MINE JUST FROM THE NR 135'S AND NR 104-105'S STANDPOINTS.**

**I WOULD HAVE BEEN THERE THIS EVENING BUT I AM "ON CALL" FOR THE CITY OF STOUGHTON.**

**THERE IS/ARE TO MANY ISSUES THAT NEED TO BE THOROUGHLY ADDRESSED TO RESPONSIBLY VOTE YES ON THIS MINE.**

**PLEASE VOTE NO**

---

## Allan, Majid

---

**From:** Erica Zick <tezick2001@gmail.com>  
**Sent:** Tuesday, March 25, 2014 11:50 AM  
**To:** Kolar, Mary; Allan, Majid; bob salov; Parisi, Joseph; Bollig, Jerome; Lane, Roger; Miles, Patrick; Hendrick, John; Andros, Pamela  
**Subject:** Falsifying records question CUP 2260

To Whom it May Concern:

I thought this question was addressed at prior meeting, but I notice in the meeting packet that someone scribbled a note saying that in attendance for the Jan 7th meeting was Tim Zick on page 126 of 164 page packet. That is my husband, and I can guarantee that the ONLY meetings we attended personally were the ZLR meeting in March, the meeting at Town of Albion meeting where Majid Allen was present when there was discussion on non-conforming mines, and the Feb 25th meeting where my parents attended representing us.

I am not sure who told you Tim Zick was present at the Jan 7th meeting or where you got this information, but if it was from attendance records from the Town of Albion or word of mouth from someone, then the clerk or someone is falsifying records, which is a crime, punishable by law, and we will pursue this, because my husband was NOT there.

I also want to point out that the letters that are included as an exhibit of proof of sending valid notification to the neighbors is for a RENTAL residence and the owners of that property are deceased, which I find convenient. The representative/POA for the estate is Larry Hainstock of Janesville and I am not sure if those letters were forwarded to him or even opened. But renters are not going to open that mail and may even mark them as return to sender if they are not aware of who the owner on file is. That is something that Town of Albion should have on record and so either them or Yahara could send to the correct address in the first place.

I also want to make note that a corrected letter stating the date and place was not mailed certified, as the first incorrect letter was, as should have been to verify receipt by the residents. We received no such letter or would have personally started attending this series of meetings much sooner.

Sincerely,

Erica Zick

## Allan, Majid

---

**From:** aaaa66aaa@aol.com  
**Sent:** Tuesday, March 25, 2014 11:39 AM  
**To:** Kolar, Mary; Planning & Development; Miles, Patrick; Matano, Alfred; Bollig, Jerome; Hendrick, John; Parisi, Joseph; Allan, Majid; Andros, Pamela  
**Subject:** CUP 2260 information  
**Attachments:** CUP#2260Albion24March2014.doc

Dear Ms. Kolar,

We attended the Town of Albion meeting last night, all chairs were filled, approx. 75% of those attending were in strong opposition to CUP 2260. The Town Board of Albion completely ignored the concerns of their citizens who one after the other requested the CUP to be voided and allowed to be resubmitted so all citizens and neighbors of this pit be allowed fair notice, and a fair voice.

Again Yahara Materials and Crazy Acres Inc. showed up with no qualified experts, no studies, and no evidence that supported the claims they made in regards to the damage to home values, the dangers to neighbors health, and the dangers to the environment. They allowed lawyer Buck Sweeney, the attorney, and a sand and gravel business owner himself, testify as an expert on home valuation. Buck Sweeney has no credentials in this area, we were not allowed by the Town Board of Albion to submit our documents on the specific devaluation of properties from qualified experts on this matter. Nor did they even look at the further objection and information provided to them on the environmental damage from David Blockstein PHD.

At the March 11 meeting, Yahara Materials rep was less than honest with you about the horses near their quarries and complaints from horse owners when he had to think hard to remember where he thought their might be horse farms near their quarries. We traveled the area of Hwy 19, from Middleton to Waunakee searching for this farm that Yahara thought might have horses on it. We found it, but it turns out it belongs to Mr. Burcalow, the CUP applicant. Mr. Burcalow was present at the March 11 meeting with you, and sat silent when his longtime friend and employee Tim, had to search his memory about whether anyone had horses near their quarries, they both knew exactly who and where these farms were, yet deliberately gave a false impression that they did not, Tim by his vague response to the question from the ZLR committee on that, and Mr. Burcalow by his silence.

My husband and I traveled down the road past this very small quarry off Hwy 19, the property is not posted no trespassing, as ours is. There was clear evidence of mining activity that day, there was machinery and piles with still moist gravel and sand that had not yet dried like the undisturbed areas of the site, and there was fresh tire mud tracks from trucks leading in and out of the gates, and heavy mud tracks onto Hwy 19, but the gates were already secured, it was 4:45 pm.. Since there were no horse farms on hwy 19 adjacent to the quarry, and since the road to the quarry was not posted, we continued down that road and found the horse farm. It was not posted no trespassing either, but we did not enter with our vehicle. We parked at the gate to the farm and did not enter until we saw a man crossing the barn yard, at which point my husband got out of our vehicle and called out to him for permission to enter. The man crossing the yard was Mr. Burcalow. It was at that point we realized we had been deceived. The reason they had no complaints, is that they own the horse farm and the quarry.

Mr. Burcalow was rather embarrassed to be found out, and he apologized to us for both the deception to us and the board, but explained that it is "just business". Mr. Buralow also told my husband, and I heard this from the open window of our vehicle, that we cost him the contract for Hwy 73, that he is no longer going to be a supplier to that project. My husband told him that we had nothing to do with that, that the neighbors had spoken to the contractor Rock Road, and that they had told us that they have their own aggregate pit and Yahara Materials was not their subcontractor for supplies for Hwy 73. Mr. Burcalow insisted that my husband allow him to apologize to me personally for the trespass on my property and approached my vehicle. I asked him what the hours of operation his quarry had next to his home. He was dressed in chaps, and had been working with his horses. He said 6 am to 6 pm. When I pointed out to him that it was only 5 pm and his quarry was closed he said it was closed because they had not even opened yet for the season. When I told him that someone had been hauling gravel today from his closed quarry, he changed the subject.

I questioned him about his fencing. He has 4 rail 5 quarter solid oak fencing set on 8' spaced heavy posts, even along his pasture. That type of fencing is what is commonly used for "breaking pens", those are pens usually used for handling untrained or wild horses that are at risk of panic and escaping. Most horse farms have light three rail set on 10' spaced lightweight posts, or simple hot wire or safe tape. When I asked him why he had need of such extremely expensive and heavy fencing, considering he has very well trained cow working and trail horses of a quiet temperament breed, he had no explanation, other than I needed to get rid of my horses because "Arabs and Saddlebred are too high strung to be around noise". When I told him I could not "get rid" of my horses, and I could not afford to fence my entire property such as he has, he asked if I ever heard of giving my horses "ACE". ACE is a powerful horse tranquilizer

(Acepromazine or acetylpromazine (more commonly known as ACP, Ace, or by the trade names Atravet or Acezine 2). It is not safe, it is not humane, and it is not ethical to dope horses!

He further said that he wouldn't put his own family at risk, but when I pointed out that his quarry was closed early today, while he was working with his horses, and that I had no ability to close his quarry when I need to work with my horses, he suggested that I change my working hours with my horses to the hours when his quarry will be closed. That is not practical, nor reasonable. I purchased my farm to work with horses, and I purchased additional property and erected a riding arena on it, at a cost of over \$100,000.00 for that specific purpose. That was an already permitted use of my property and it is unfair for this CUP to prevent me from the continuation of that use of that property and investment. I am tax assessed at \$95,200 each year for that property and arena that has been made worthless to me or anyone else by the granting of a CUP for this mineral extraction.

David Blockstein PHD has submitted an additional letter of objection to CUP 2260, although it was submitted to the Town Board of Albion last night, and they were specifically told that it was a revised objection with additional information, they did not read it prior to their vote. I attach that letter for you, I hope that I can report to Dr. Blockstein that your members will read it and give it due consideration prior to your vote tonight.

The Town Board of Albion Chairman Venske also falsely stated that more than half the petition signers (I believe almost 70 between the online and area petitions) were not residents so the petition objections "did not count". I have seen the petitions and it is not even close to true that more than half are not residents. Town Board Chairman Venske also took written questions from the residents, then proceeded to ignore many of those questions, and change and edit many of the other questions he did read to suit his own purposes. I hope these written questions will be saved and available to be checked against the audio transcript of last night's meeting. This was unethical behavior. Town Chairman Venske has a long personal and business relationship with Crazy Acres Inc., and although he has stated in a prior public meeting that he has had no interest in his concrete construction business for many years, he is still filing annual reports with the Wisconsin Dept of Financial Institutions for that business as of 2013. Mr. Venske should have recused himself from this matter at the start.

The only people that spoke in support at the town meeting were those with a direct financial profit interest in CUP 2260, I believe they had only one person show to speak in support that was not involved directly with financial gain from CUP 2260 (although he does own a trucking business in Janesville) but he is a close personal friend of James Wileman of Crazy Acres Inc., and he is not a close neighbor of the proposed site.

Again savings to the state, and farming was the only reasons cited as the reason for the site location. We provided an email from Craig Pringle Wisconsin DOT stating to the contrary, and we are all witness to Crazy Acres Inc. full planting and harvesting of that entire field for decades, including 84 year old Mr. Bussey that testified that this field is next to his family homestead, that he had worked those fields, and that they have always been fully utilized for farming with no impediment from the "ridge", he has witnessed this field directly behind his house planted and harvested for 68 years. Even when the Neils owned the property and Mr. Neil had an air landing strip there, the rest of the field was fully planted.

The Town Board of Albion also failed to review the photographic evidence exhibit of David H. Thompson on the extreme lack of attention to erosion control at Yahara Materials Meinholz quarry. Yahara Materials erosion control violations - a set on Flickr Mr. Thompson attended and testified to the authenticity of the photos. Yahara Material rep then outright lied about those problems, said they were an isolated incident caused by a rare heavy rain, and presented some papers related to their supposed remedy of the situation. When confronted by photographic proof taken last Friday showing that three years later the Yahara Meinholz quarry is still not containing the erosion and runoff, Yahara Materials rep said those photos were not recent, eluded to a deception on the part of the photographer, and that the erosion was repaired and no longer existed. When I told him I had taken those photos and have them time, date, and location stamped proving they were taken last Friday, he changed his testimony, suddenly recalled the erosion and stated that it was due to the recent weather. He also denied the presence of gravel spilled in the road, until it was proven to be there last Friday by these same photos. I will be at the meeting tonight with these photos if you wish to review them, the Town Board of Albion had no interest in them, did not bother to review them, and would not take them to add to the file on CUP 2260.

Neighbors to CUP 2260 were also taken by surprise in the removal of the water pumping condition that was removed from the CUP by Dane County. We were also surprised that the rule of 5 years and extension consideration of 5 years for CUP 2260 that we had all thought had been added to CUP 2260, is not present in the current version. We also proved last night that the Town Board of Albion held the public meeting and passed CUP 2260 in January based on an incomplete application. According to the Wisconsin open meetings laws, incomplete applications cannot be heard at public meeting.

This application was incomplete in several areas at the time it was passed, including the neighbor names and neighbors zoning that would have been necessary for the Town Board of Albion to give the due and required consideration to standard #2 of the Dane County CUP regulations in their approval of this CUP. It is not lawful to approve an incomplete CUP and then add to it at a later date to complete it. CUP 2260 should be voided for many reasons and be made to reapply. The Town Board of Albion could also again provide any proof of mailing a "correction letter" on Dec. 27, 2013 to cure the deficiency of no meeting date of location in the certified letters sent by the applicant on Dec. 23, 2014. In previous conversations between Town clerk Julie and several residents, she has made conflicting statements people on this supposed letter of correction, first saying Yahara mailed it, then telling another that she mailed it regular mail because it was holiday time and people would not be home to sign for it. Regardless, they have no proof

they ever mailed a correction letter, and could provide no proof of mailing when repeatedly asked to do so last night. It is clear by the fact that no close neighbors knew of or attended the Jan. 7 meeting at the Town of Albion, and Tim Zick specifically was not in attendance, someone other than him added his name to that attendance record of that meeting. People that were at that meeting and know Tim Zick witnessed that he was not present. Town Board members know Tim Zick as well, they know he was not in attendance.

Yahara Materials rep stated last night that they never wanted a 105 acre site, that they only want to mine 25 acres, that the boundary next to and extending into the wetlands was drawn by Dane County zoning and the ZLR board. That if we had a problem with those boundaries we needed to complain to you. I have checked Yahara Materials original application and the 105 acre boundary is on that application map. Am I to understand that Dane County zoning officials drew the boundary on that map and did not notice that this map omitted the required labeling needed to insure that the non-zoning experts on the Town Board were able to properly judge the compatibility of neighboring properties already permitted uses in their decision on CUP 2260?

We will attend the meeting tonight in Madison, I will also have photographs of my property with me to show that my property is not a dump, or a mess as testified to by Buck Sweeney at the March 11 meeting. We have also taken 360 degree photos of our entire property from the posted no trespassing signs to show that whoever was supposedly on our property, if they were on our property, were there as a criminal trespasser.

Please consider denying CUP 2260, we all support the applicant having an opportunity to reapply when we the neighbors and residents of Albion all have fair notice and time to respond.

I thank you for your kind consideration. Signe and Dean Johnson

## Allan, Majid

---

**From:** Pat Tesar <waldidachs@aol.com>  
**Sent:** Thursday, March 06, 2014 10:53 AM  
**To:** Lane, Roger; Andros, Pamela; Everson, Daniel; Allan, Majid; Miles, Patrick; hendrick@countyofdane.com; bob@salov.net  
**Subject:** Fwd: Views of CUP 2206 Mineral Extraction area  
**Attachments:** view\_of\_proposed\_quarry\_002.jpg; view\_of\_proposed\_quarry\_005.jpg; view\_of\_proposed\_quarry\_009.jpg

Good Morning,

I'm attaching 3 photos of the view from our home that would overlook the proposed Crazy Acres/Yahara open pit mineral extraction area which will be atop the ridge. The 1st photo is from our upper level, the 2nd photo is from our ground level and the 3rd photo is from our BBQ seating area.

Also note the slope of the hill the "quarry" ridge is on and how this ridge/hill drains into a wet area between us and the ridge which then drains into an adjacent wetland/marsh area.

Please oppose the development of this area for a mineral extraction area.

Thank you.... Pat & Carol Tesar

PS The clump of trees on the far left of the photos by the ridge is where Zick's live (Erica & Tim).

Patrick C. Tesar  
676 Craig Road  
Edgerton, WI 53534

608-884-8400

[waldidachs@aol.com](mailto:waldidachs@aol.com)

-----Original Message-----

From: WaldiDachs <[WaldiDachs@aol.com](mailto:WaldiDachs@aol.com)>

To: waldidachs <[waldidachs@aol.com](mailto:waldidachs@aol.com)>

Sent: Thu, Mar 6, 2014 9:26 am

Subject: Quarry pics

*Pat Tesar*

*676 Craig Road*

*Edgerton, WI 53534*

*Home: 608-884-8400*

*Mobile: 608-770-8400*

*[waldidachs@aol.com](mailto:waldidachs@aol.com)*





