

Forever Sandfill F S L I & Limestone Inc.

January 10, 2019

Town of Deerfield Town Board
c/o Clerk
838 London Road
Deerfield, Wisconsin 53531

Dane County Zoning and Land Regulation Committee
c/o Pam Andros and Roger Lane
City-County Building, 210 Martin Luther King Jr Blvd
Madison, Wisconsin 53703

Re: Oak Park Quarry CUP Renewal Application Supplements

Dear Members of the Town Board and Zoning and Regulation Committee and Staff,

Enclosed are supplements for the Oak Park Quarry renewal application. The Town of Deerfield Planning Commission held a meeting at the town garage on this issue on December 3, 2018. The meeting, which was attended by Roxann Engelstad and Todd Birkrem from St. Paul's Liberty Lutheran Church (SPLLC), town residents Bill Doubler, Dana Kelly, Ken & Mallory Frjelich, and Karyn Saemann, consisted of a brief presentation followed by a discussion of concerns.

The meeting was a success in that it identified potential impacts and concerns of people living or owning property in the vicinity of the site. Ken Frjelich's concern, having built a new home west of the quarry was for property value deflation. Several other concerns related to blasting were raised by Bill Doubler and Roxann Engelstad, and in two letters; from (1) Pastor Holly Slater, Roxann Engelstad and St Paul's LLC Council, and (2) Don & Theresa Schuster. Also discussed was our handling of clean fill.

We are sensitive to these concerns, and commissioned additional research in order to design a plan of operation that meets all the conditions and requirements of the Town of Deerfield and Dane County ordinances.

This plan is different than the previous application for several reasons:

1. The Town of Deerfield has taken steps to limit blasting.
2. The project is smaller; the renewal application proposes 15.8 acres to the north and approximately 3-acres for a driveway to the south, preserving as many as 90 acres for row crops.
3. Best practices for health, safety and environmental protection have been applied.

The attached supplement outlines what we have done and we want to get it right. More than 50 respected professionals—engineers, geologists, historic building and cemetery preservationists, as well as specialists from local, State and Federal agencies for health, safety and environmental (HSE) protection have been consulted and/or reviewed our plan of operation, among them:

Page 1 of 3

353 Haugen Road Edgerton, WI 53534-9370
Phone 608-884-9105 Fax 608-884-9107

Charles Dowding, PhD, PE, Professor Emeritus, Northwestern University, who has served as a member of the board of directors of the International Society of Explosive Engineers and is well known for authoring numerous publications on blasting effects on structures; most notably *USBM RI-8507 Structure Response and Damage Produced by Ground Vibration from Surface Mine Blasting* (1980), *Blast Vibration Monitoring and Control* (1985), *Construction Vibrations* (1996), and *Micrometer Crack Response to Vibration and Weather* (2008) (see <https://www.mccormick.northwestern.edu/research-faculty/directory/profiles/dowding-charles.html>), **Gunar Gruenke**, a third-generation ecclesiastical artist, past president of the Stained Glass Association of America, and co-owner of Conrad Schmitt Studios, a design company specializing in the preservation and restoration of worship spaces since 1889 (see <https://conradschmitt.com/biographies/>), **Ken Bradbury**, Director and State Geologist of the Wisconsin Geological and Natural History Survey and Adjunct Faculty of the UW-Madison Department of Geoscience (see <https://wgnhs.uwex.edu/about/people/ken-bradbury/>), **Lawrence Gubbe**, PhD, PE, Forensic Engineering Services, Inc. (see <https://www.linkedin.com/in/lawrence-gubbe-4796b9b/>), **Scott MacWilliams**, S.L. MacWilliams Company, Wisconsin Certified General Appraiser #91 and USPAP Instructor 10635, and **Bob Reinke**, a fourth-generation monument dealer in Oshkosh, Wisconsin; G. Reinke and Co. has installed, repaired and/or maintained monuments in new and old cemeteries in Northeastern Wisconsin, including Oshkosh, a city built around a quarry, since 1908.

The full list of contributors and an annotated summary of their research and implemented recommendations is included in Supplement A - Applied HSE Protections. Information and/or research conducted by specialists not previously submitted are also included.

Insights and recommendations from historic preservation specialists have been passed along to Pastor Holly Slater, with a copy of *Standards and Guidelines for the Preservation of Stained (and Leaded) Glass Windows*, by *The Stained Glass Association of America*. Please know this information is shared, not to argue whether damage believed to have been caused by blasting did or did not occur in the past. Rather, to share what we have learned in the hopes of starting a new dialog on how best to preserve local cultural landmarks in the future.

This is a new application and, while we have taken every measure to anticipate and respond to actual, potential or perceived concerns, the information herein does not, and cannot make up for mistakes of the past. Most of the concerns expressed at the Deerfield Planning Commission meeting were for alleged damage from blasting more than three years ago. While claims have been made and our quarry operation has always been fully insured, no formal claims of damage, blasting or otherwise, have been presented.

We are committed to addressing future concerns and believe the residents of the Town of Deerfield deserve a timely and thorough review of their concerns with input from experts, including those associated with State and Federal regulating agencies. That is why we included a community response plan in our initial application submittal, and are including in this packet, as an example of an effective process, an annotated comparison between Deerfield's blasting ordinance and the City of Franklin's blasting ordinance. Like Deerfield, the City of

Franklin is responsible for overseeing blasting at a nonmetallic mine surrounded by new and historic structures. According to the City's website, the Franklin Quarry blasts 300 times per year to meet local demand. To address concerns, Franklin has developed a formal complaint resolution process that allows for a complete, independent and timely review. Deerfield could benefit from a similar process as proposed in our packet.

No one wants a quarry in their backyard. That is why we have worked hard to design a plan that protects human health and the environment and allows for the economic extraction of the resource, often with changing requirements that offer our business no financial predictability or control.

Road materials have helped get farm products to market for decades, and these vital materials are not available in all locations. This location offers a durable product recognized by the Wisconsin DOT for quality with easy access to major transportation corridors (see certification, attached). The Oak Park Quarry has operated safely while supplying the materials for US 12/18, SH 73, the Deerfield Park and countless other local projects for nine years.

We have a solid operational plan that meets Dane County's Six Standards of a Conditional Use Permit as submitted with our initial application and expanded in the attached supplement with new information we have learned (attached).

Thirteen employees and thirty-two owner-operators—a total of 45 families rely on this resource. At this time, we are asking for your support—The Town of Deerfield Town Board and Dane County Zoning and Land Regulation Committee, through your approval of our Oak Park Quarry CUP renewal application with reasonable conditions that allow for the continued development of this resource. Thank you kindly for your thoughtful consideration.

Sincerely,



Jeff Furseth
Forever Sandfill and Limestone, LLC

Enclosures: Oak Park Quarry CUP Renewal Application Supplements

- A. Applied HSE Protections and attachments:
 - a. Stained Glass Analysis Report, Conrad Schmitt Studios
 - b. Monument Analysis Letter, G. Reinke and Co
 - c. Impact on Adjacent Property Values Report, S.L. MacWilliams Company
 - d. Oak Park Quarry Limestone Clean Materials Program
- B. City of Franklin vs. Town of Deerfield Blasting Ordinance Comparisons
- C. Wisconsin DOT Certification - Oak Park Quarry Materials
- D. Dane County's Six Standards of a Conditional Use Permit

Applied Health, Safety and Environmental Protections

January 2019 Oak Park Quarry CUP Application Supplement

Concerns, Town of Deerfield Planning Commission Meeting | December 3, 2018

Concern or Claim	Complainant(s)	Regulatory Expert(s)/Agencies Local, State & Federal	Other Experts Contacted	Applied HSE Protections
1. Clean Fill	J. Maples ⁷ B. Doubler K. Frjelic	Z. McManama, WDNR R. Walls, WDNR	NA	Fill, including soil, brick, building stone, concrete, broken pavement and untreated and unpainted wood is allowed under NR 500.08(2), so long as it is not placed within a wetland or floodplain and does not threaten surface or groundwater or endangered species (NR 500.08(2)); in addition, the Oak Park Quarry has adopted a Clean Materials Program (attached)
2. Traffic Safety	SPLLC	A. Pulvimacher Town of Deerfield Town Board ⁴	R. Quam J. Balousek J. Starks	NA - The Deerfield town board supported the relocation of the driveway rerouted around the church Education Center based upon SPLLC concerns for traffic safety in 2015. SPLLC expressed concerns in December, 2018 that dust and traffic rerouted around the SPLLC Education Center to the east could have negative impacts. The proposed driveway is up for additional discussion at this time.
3. Groundwater & Wells	SPLLC B. Doubler J. Maples ⁷ K. Frjelic	A. Knipfer WDNR D. Johnson, WDNR	K. Bradbury, WGNHS Dane County Public Health	Groundwater quality and quantity are important. This is what we have learned: Well Damage – NA; According to Ken Bradbury, he is unaware of blasting causing contamination and/or damage to wells in his career as a hydrogeologist. Nitrates – NA; Nitrate in private water supplies is a known contaminant in many rural areas; nitrate is not derived from quarry operations (multiple sources: Dane County/ WDNR Groundwater Publications) Arsenic – NA; arsenic is naturally occurring contaminant sometimes found in private water supplies, including Dane County; arsenic is not derived from quarry operations. The WDNR has recommendations for private water supply owners with arsenic (see https://dnr.wi.gov/topic/groundwater/arsenic) Bacteria – NA; Bacteria can be found in all wells; shallow, older wells tend to be more vulnerable to this contamination than those constructed under newer requirements. Public water supplies at the SPLLC Education Center have a history of ecoli bacteria contamination; work with WDNR to remedy is ongoing.
4. Property Values	K. Frjelic	-	S. MacWilliams	NA – SL MacWilliams Company completed a report which reviewed residential property sales in the immediate vicinity of three mining operations located in the State of Wisconsin which included the Oak Road Quarry, a 40-acre sand and gravel operated by Rocky Rights at 2200 USH 12/18, Cottage Grove Twp, and a review of residential sales in proximity to a frac sand processing complex formerly operated by Completion; based upon this review, there was no market evidence supporting reduced residential property values to properties proximate to the Oak Road Quarry (see report, attached)
5. Fly Rock	P. Staples	DSPS MSHA	M. Hupy R (DJ) Stroesenreuther	NA – According to Hupy and Abraham a claim regarding flyrock was dropped; the complainant did not return calls and was not able to be contacted by claimant's attorney. The Oak Park Quarry's Blasting Management and Response Plan is submitted with the original application; a revision is in progress to stop all traffic on Oak Park Road at the time of the blast, suspending traffic on the town for between thirty seconds and three minutes.
6. Blasting Vibration & Damage Church a) Stained glass b) Bell tower c) Foundation d) Exterior e) Windows Cemetery Headstones Home Historic Barns	SPLLC- Engelstad Cemetery Assoc. K. Schuster B. Doubler J. Maples ⁷	Blasting Committee ^{1,2} Deerfield Planning/Town Board(s) ^{3,4,5,6,7} D. Vriezen, DSPS P. Murphy, DSPS K. Schmitt, DSPS A. Tomashek, SPS 308 Advisory Committee T. Poad, SPS 308 Advisory Committee	C. Dowding G. Gruenke L. Gubbe M. Ochs R. Burcalow D.J. Dolphin J. Ahlgrimm D. Anderson D. Montgomery D. Novotny www.ci.oshkosh.us www.franklinwi.gov www.explosives.org https://www.npi.org Church Mutual Insurance	The Town Board has a certificate of insurance for the operation; no formal claims of damage have been filed with the operator's insurance. SPLLC and Church Mutual have declined to forward a copy of any investigation documenting such damage from blasting at SPLLC cemetery. The Oak Park Quarry will adhere to the Town of Deerfield Blasting ordinance, and has developed a Community response program as a means to formally document and investigate raised claims believed to be caused by blasting in the future. Research and review provided by G. Gruenke (Conrad Schmitt Studios) and Bob Reinke (G. Reinke & Co), based upon information/claims advanced by SPLLC and one site visit at the church and cemetery on January 6, 2019, are attached. To summarize, claims to date reflect natural causes, unrelated to blasting. Regarding stained glass windows, Gruenke, former president of the Stained Glass Association of America, states SPLLC's stained glass windows are in better condition than 99% of most windows of the same age. Blasting vibration and damage researched for this project is extensive. To summarize, no documented scientific evidence on past blasting vibration supports claims of damage. All research is available upon request. (see also specific responses to blasting concerns in SPLLC and Shuster letters, attached)

Notes:

¹**Blasting committee** members included: B. Berninger, N. Brattlie, D. Kelly, D. Mandt, B. Roeloffs

²**Blasting committee** formed 11/10/2014; disbanded in 2/9/2015

³**2014 Town Board members** included: M. Schlobohm, N. Brattlie, D. Mandt , P. Annen, and B. Riege (chair),

⁴**2015 Town Board members** included: M. Schlobohm (chair), N. Brattlie, D. Kelly, D. Mandt (reflects a 4-member vs. 5-member board in 2014)

⁵**2016 Town Board members** included: M. Schlobohm (chair), N. Brattlie, D. Kelly, D. Mandt, B. Roeloffs

⁶ **Roxann Engelstad, PE, SPLLC** consultant and UW-Madison Mechanical Engineering Professor served as Deerfield town board blasting expert.

⁷**2018 Planning Commission members** included: K. Holzhueter (chair), M. Schlobohm, J. Maples, T. Gullickson, K. Grobb, K. Schmitt (reflects a 6-member vs. 5-member board in 2016); as of 1/10/2019 official meeting minutes for the December 3, 2018 planning commission meeting are unavailable

Response to concerns raised in SPLLC letter dated 11/27/18:

1. The church's foundation being built on the same bedrock as the quarry bedrock ***does not*** make the building more susceptible to damage as a result of blasting. Generally speaking, the harder the ground is the higher the frequency of a vibration that is passing through that geology will be. Lower frequencies are more likely to cause a structural response. Additionally, more dense soils and substrates increase the wave propagation velocity. A higher wave propagation speed would result in a shorter duration of seismic events. A shorter duration of a seismic event results in a smaller likelihood of a structural response occurring in buildings. Therefore, the fact that the church's foundation is built on bedrock would actually make it ***less susceptible*** to damage as a result of blasting. See also <https://explosives.org/frequently-asked-questions/>
2. A Structural Engineer who is knowledgeable of blasting would be able to successfully assess the church structures and establish a safe blast vibration limit. This sort of assessment is actually done quite frequently and was offered to the church, but they declined to cooperate with such an assessment. In fact, to name one example, Vibra-Tech was involved with developing vibration criteria and implementing a monitoring plan for the historic Davidson County Courthouse in Nashville, TN such that blasting activity for an underground parking garage located within 60 feet of the structure could safely be completed. (See Photo Below for reference)



3. The mere presence of damages or the fact that some defects have been observed to have gotten worse is not proof that blasting has caused those damages. There are numerous other forces that are acting on the structures at all times.
 - a. As noted by Dr. Gubbe (P. 7-8) it would not be physically possible to move the tombstones with the amount of force that is generated by the blasting.
 - b. Human perception to vibration is not an accurate predictor of damage potential. These items are all subjective and hearsay and not proof of anything.
4. Same response as item #2. Also, the spalling noted on the exterior of the masonry of the church is noted to have natural cause by Gubbe (P. 6).
5. The stained glass at the church has been observed by a renowned expert in stained glass, B. Gunar Gruenke, who stated that all of the observed defects in the church's stained glass are due to other factors that are not related to blasting.
6. The mere presence of damages or the fact that some defects have been observed to have gotten worse is not proof that blasting has caused those damages. There are numerous other forces that are acting on the structures at all times. Additional interior cracks in the Church Education building were discussed by Gubbe (P. 6-7).
7. Flyrock incident (N/A to vibration)
8. We are not aware of any blasting events that exceeded the State limits in 2015 as claimed by SPLLC. There were 3 events that were recorded at the gas pipeline that were over the State blasting limits for residential structures. However, since these events were recorded at the gas pipeline these limits do not apply. Also, it is assumed that these measurements were recorded significantly closer to the blasting than any adjacent neighboring structures.
9. As noted above in (3a) the blasting poses no threat to the cemetery in general or the tombstones. This is also true of the parcel of land to the north that is marked for future development.

Response to concerns raised in Schuster's Playtime Farm letter dated 12/2/18:

As with the church structures, a Structural Engineer who is knowledgeable of blasting would be able to successfully assess the round barn and establish a safe blast vibration limit. Furthermore, the round barn is approximately 4,000 feet away from the proposed future location of blasting at the quarry. At this distance, conservative predictions of the expected ground vibration would be significantly less than even the FTA limit of 0.12 in/sec that has been cited on numerous occasions by Dr. Engelstad. Therefore, it should be able to be agreed upon by all parties that blasting vibrations would not have the potential to cause any damages to the round barn.

Blasting Ordinance or Regulation	Town of Deerfield	City of Franklin	Wisconsin DSPS
	Yes	Yes	Yes
Ground Vibration Limits:			
Peak Particle Velocity (PPV) = inch/second (ips)	Adopted 3/23/2015 0.40 ips ¹ 0.30 ips (2/10 consecutive blasts)	0.65 ips ¹ or SPS 307.44, whichever is more restrictive 0.30 ips (85% of all blasts)	2.00 ips for Plaster & Drywall 40 Hz or more 0.75 ips for Drywall 15 Hz or less 0.50 ips for Plaster 10 Hz or less
Frequency = Hertz (Hz)	Frequency not less than 14 Hz (1/10 consecutive blasts)	No Frequency Limits	Variable PPV limits between 10 – 40 Hz ²
	Adopted 4/11/2016 0.20 ips ³		
	Adopted 6/13/2016 0.15 ips Frequency may be less than 14 Hz when PPV is 0.15 ips or less		
	Adopted 7/11/2016 0.15 ips or less ⁴ Allowance of 1/10 consecutive blasts to be less than 14 Hz should not apply to historic buildings, except when PPV is 0.15 ips or less		
Airblast:	Adopted 3/23/2015 123 dBA (1/10 consecutive blasts) 128 dBA ¹	123 dB (85% of all blasts) 133 dBL ¹	133 dBL ¹
Quarry Monitoring Committee	No	Yes	-
Quarry Complaint Procedures	No	Yes	Yes
Enforcement	Yes	Yes	Yes

¹Any individual blast

²See SPS 307, Figure 7.44 – Blasting Level Chart

³Limit applies to a historic structure newly defined as one with at least 50% original structure.

⁴These more restrictive limits on historic structures also based on recommendation of Dr. Roxann Engelstad, who cited vibration limits that were derived from transportation studies that evaluated risk from continuous *non-blasting* sources. Additionally, Dr. Engelstad placed the SPLLC in the category of “Extremely fragile historic buildings, ruins, ancient monuments”.

**Stained Glass Analysis Report
St. Paul's Liberty Lutheran Church
3494 Oak Park Road, Deerfield WI 53531**

January 7, 2019

Town of Deerfield Board Members
Attn: Town Clerk
838 London Road
Deerfield, WI 53531

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

To Whom It May Concern:

On January 6th, 2019, representatives from Conrad Schmitt Studios, Inc. reviewed the condition of stained-glass windows, frames, ventilators, reinforcement bars, and exterior storm glass at **St. Paul's Liberty Lutheran Church, 3494 Oak Park Road in Deerfield, WI**. Conditions do not include any evidence of significant recent trauma or issues beyond the normal wear and tear typical for an historic building. The conditions observed on that date are typical for stained glass windows of this age and in this climate. Conditions include multiple hairline cracks, cracking at solder joints, bowing and buckling, and failed paint.

Reasons for these conditions are typically due to one of the following:

1. The windows were installed into the frames so tightly that when the building expands and contracts, the windows are required to absorb the pressure.
2. The lack of storm glass allows moisture to work its way into the cemented putty areas between the lead and glass, resulting in freezing and expansion which stretches the lead exponentially year after year.
3. Storm glass is applied without proper breathers. The sun heats up the area between the stained and storm glass to a point that when the pressure pushes the stained glass out, it causes it to crack, bow and buckle.
4. The windows were made prior to trace element of tin and antimony being added to the lead. The "pure" lead was actually too soft and flexible making all reasons above more likely to occur.
5. Improper or lack of reinforcement bars. The original round bars were attached with copper ties that would stretch and not carry the weight of the window, resulting in bowed and buckled panels towards the bottom.

Stained Glass Analysis Report
St. Paul Liberty Lutheran Church
Deerfield, Wisconsin

Page 2

When viewing the components of St. Paul's stained glass, we noted the following:

1. There has been a lack of maintenance of the stained glass over the years. In fact, there is plenty of visual evidence of lack of maintenance on the stone siding, the wood trim and window frames.
2. There are "dutchman" installed over numerous cracked pieces of glass (this is the top layer of the lead to mask the crack). This is an old and common technique that was used.
3. The reinforcement bars look to have been replaced at some point. They are very wide, but the gauge metal is not thick enough to adequately support the windows. Some are pulled off the lead due to their lack of thickness, thus rendering them useless.
4. The ventilators at the bottoms of the windows have been replaced with new aluminum ventilators. In doing so, the reinforcement bars just above them may have been removed and then re-secured with new solder. Some bars directly above the ventilators are delaminated, likely due to the lack of re-adhesion.
5. New storm glass was installed without breathers to prevent heat buildup and damage to the windows.

These windows do not exhibit any form of damage from seismic activities such as blasting, heavy equipment hammering or heavy traffic. All of the damage is common for windows of this age. In fact, these windows are in better condition than 99% of most windows that are this old.

Sincerely,



B. Gunar Gruenke
CONRAD SCHMITT STUDIOS, INC.
2405 S. 162nd Street, New Berlin, WI 53151
Mobile 414-322-5830
<http://www.conradschmitt.com>

Enclosures:
Key CSS Staff Resumes
Keynoted Images
SGAA Stained Glass Preservation Booklets (6)
CSS Artistry and Craftsmanship Books (6)



1. Loose reinforcement bar



2. Many reinforcement bars



3. Typical window (top)



4. Dutchman



5. Dutchman



6. Windows not bowing



7. Detached reinforcement bar above new ventilator



8. New aluminum ventilator



9. New aluminum ventilator



10. Exterior storm glass (typical)



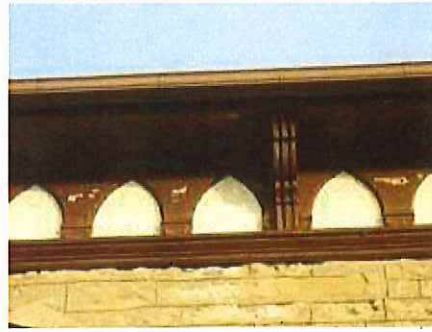
11. No breathers in storm glass



12. Rotting wood on frames due to lack of maintenance



13. Lack of maintenance on tuck pointing



14. Lack of maintenance on wood



15. Rotting wood



16. Old putty



17. Lack of tuck pointing over the years from settling and expansion/contraction



18. Lack of maintenance



19. Rotting wood



20. Typical tuck pointing over years



21. Typical tuck pointing over years



22. Different tuck pointing campaigns



23. Missing wood



24. Rotting wood/lack of maintenance

B. GUNAR GRUENKE | President and National Project Director



EDUCATION AND BACKGROUND

From an early age, Gunar has worked for Conrad Schmitt Studios under the tutelage of his grandfather Bernard O. Gruenke and his father Bernard E. Gruenke, both nationally recognized ecclesiastical artists. Today, he is co-owner of CSS and provides oversight and direction for the Studio's operational goals, while taking a personal interest in every project undertaken by the CSS team to ensure client satisfaction.

Gunar holds a Bachelor of Science degree in Business Administration, with an emphasis in Economics and Finance, from the University of Wisconsin at Whitewater. He holds multiple state contractors licenses and is a certified National Lead Abatement Supervisor.

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA) Wisconsin

American Institute of Conservation (AIC)

American Society of Appraisers (ASA)

Association of Consultants for Liturgical Space (ACLS)

British Society of Master Glass Painters (BSMGP)

Guild of Master Craftsmen

Past Director: APT Western Great Lakes Chapter

Past Board Member: APT International

Past President: Stained Glass Association of America

CERTIFICATIONS / LICENCES

Past Certified National Lead Abatement Supervisor

Multiple State Contractors License

SELECT PROJECT EXPERIENCE

Quad F Theatre, Schofield Barracks – Honolulu, HI

Iowa State Capitol – Des Moines, IA

Paramount Theatre Center – Anderson, IN

French Lick Springs Hotel - French Lick, IN

The Cathedral of St. Mary – Lafayette, IN

West Baden Springs Hotel – West Baden, IN

Our Lady of the Holy Rosary – Kaplan, LA

Union Passenger Terminal – New Orleans, LA

University of Minnesota's Walter Digital
Technology Center – Minneapolis, MN

Minnesota State Capitol – St. Paul, MN

Gillioz Theatre – Springfield, MO

St. Mary's Basilica – Natchez, MS

Waldorf Astoria Hotel – New York, NY

Broad Street Presbyterian Church –
Columbus, OH

The Cathedral of St. Joseph – Sioux Falls, SD

St. John Neumann Catholic Church – Knoxville, TN

Southern Methodist University: Dallas Hall –
Dallas, TX

Wisconsin State Capitol – Madison, WI

Office 920-231-0650



Residence 920-233-6260

G. REINKE & COMPANY

DESIGNERS AND BUILDERS OF

MONUMENTS, MARKERS, MAUSOLEUMS

IN
GRANITE, MARBLE OR BRONZE

900-912 SOUTH MAIN STREET

OSHKOSH, WISCONSIN 54901

January 8, 2018

Town of Deerfield Board Members
Att: Town Clerk
838 London Road
Deerfield, Wi. 53531

Dane County Department of Planning & Development
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wi. 53703

To Whom It May Concern:

I was contacted by Susan Courter in regard to the moving monuments at the St. Paul's Liberty Lutheran Church Cemetery. She sent along photos of some of the stones that have shifted. I read a letter sent to the town by the Church claiming that the blasting is causing this to occur. In looking at the photos and general age of these monuments I would say this is a natural cause not man made by blasting. These stones had lead placed under them for setting purposes back in the day. This was an accepted method of setting. Over time water will seep into and between the two pieces and when it freezes can cause them to shift over time. These stones are also settling to do nature. Concrete vaults were not used until the late 1940's so burial of a body was done in a wooden box which over time decays and then the settling occurs causing the stone to tip. I have been to a quarry in Marblehead, Wi. where their office is sitting on the quarry floor. I have been there when blasting has occurred and have never felt any repercussion. I might add I see no damage to the buildings. It is my opinion that what has happened in the cemetery is due to nature and not from the blasting. I work in cemeteries around the State of Wisconsin and see this quite often. Our monument company has been doing business since 1908 and I have over 40 years of experience in this.

If you have further questions or concerns, please feel to contact me.

Respectfully,

Robert G. Reinke Jr.

Robert G. Reinke Jr.
G. Reinke & Co.
900 S. Main St.
Oshkosh, Wi. 54902

CONSULTATION

Impact on adjacent property values by proposed Oak Park Quarry

JANUARY 8, 2019

S.L. MACWILLIAMS COMPANY
107 SOUTH MAIN STREET, OREGON, WI 53575

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

January 8, 2019

Rachael Halverson
353 Haugen Road
Edgerton, WI 53534

Ms. Halverson:

I have been hired by you to form an opinion as to the impact on neighboring residential property value by the proposed Condition Use Permit to expand the existing Oak Park Quarry mining operation. The Quarry is located at 3522 Oak Park Road, in the Town of Deerfield, Dane County, Wisconsin.

Based upon the information contained in this report, I have concluded that there is no market-based evidence that the existing operation nor the proposed expansion of 15.80 acres will adversely impact the neighboring residential property values.

I appreciate the opportunity to be of service,



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

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

USPAP

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

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

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

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Mineral Extraction in Dane County

Mineral resources in Dane County are nonmetallic in nature including sand, gravel and limestone. Sand and gravel resources are often referred to as "pits". The term "quarry" is appropriate for limestone because such operations require controlled blasting to remove material. The most familiar uses for such nonmetallic mineral resources are road building and maintenance. The materials are also used in the construction of residential, commercial and public buildings, bridges, sewer and septic systems, and use in erosion control measures.

There are 100 active mineral extraction sites in Dane County. Forty-eight (48) of these are non-conforming (NC) sites. NC sites are exempt from Zoning (Chapter 10 of the Dane County Code of Ordinances). In addition, there are a few inactive NC sites. Most towns in Dane County have at least one non-conforming site.

The vast majority of these 100 sites in Dane County are located in the areas designated as agricultural use in town land use plans and are zoned in one of the agricultural categories (A-1, A-1 Exclusive and A-2).

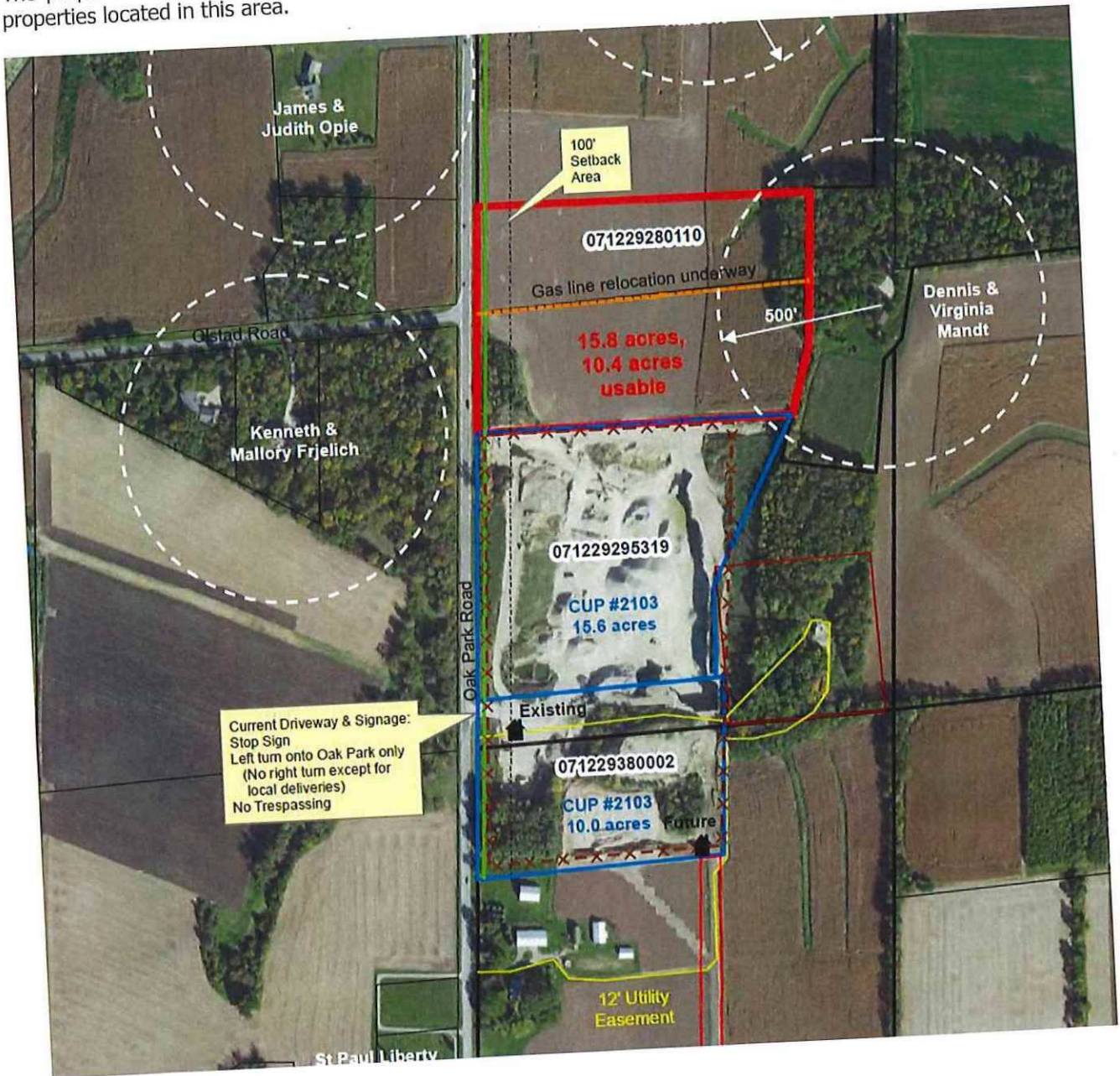
Mineral extraction operations locate where mineral deposits exist. The location of such mineral resources is dependent on nature (specifically geology) versus land use or zoning districts. Mineral deposits having potential for extraction are usually located in land zoned agricultural (A1-EX, A-1, and A-2). Deposits under areas that are already built upon or zoned residential do not have any practical potential for extraction.

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Statement of Purpose

The Oak Park Quarry LLC is renewing an existing CUP for the existing 25.6-acre Oak Park Quarry (expires March 24th, 2019) and has an application for a 15.8 acre expansion of the existing operations. The Oak Park Quarry began operations in the 1970's as the "Mandt Quarry". The Oak Park Quarry is a limestone deposit which process a number of crushed aggregates, including concrete stone, clear stone, rip rap, screening and select crushed fill. The aggregates produced on the site pass all State specifications for quality. The existing site occupies approximately 25.6 acres, and the proposed 15.8-acre expansion is located on the north boundary of the site. The purpose of this report is to address concerns regarding adverse impacts to residential property value for properties located in this area.

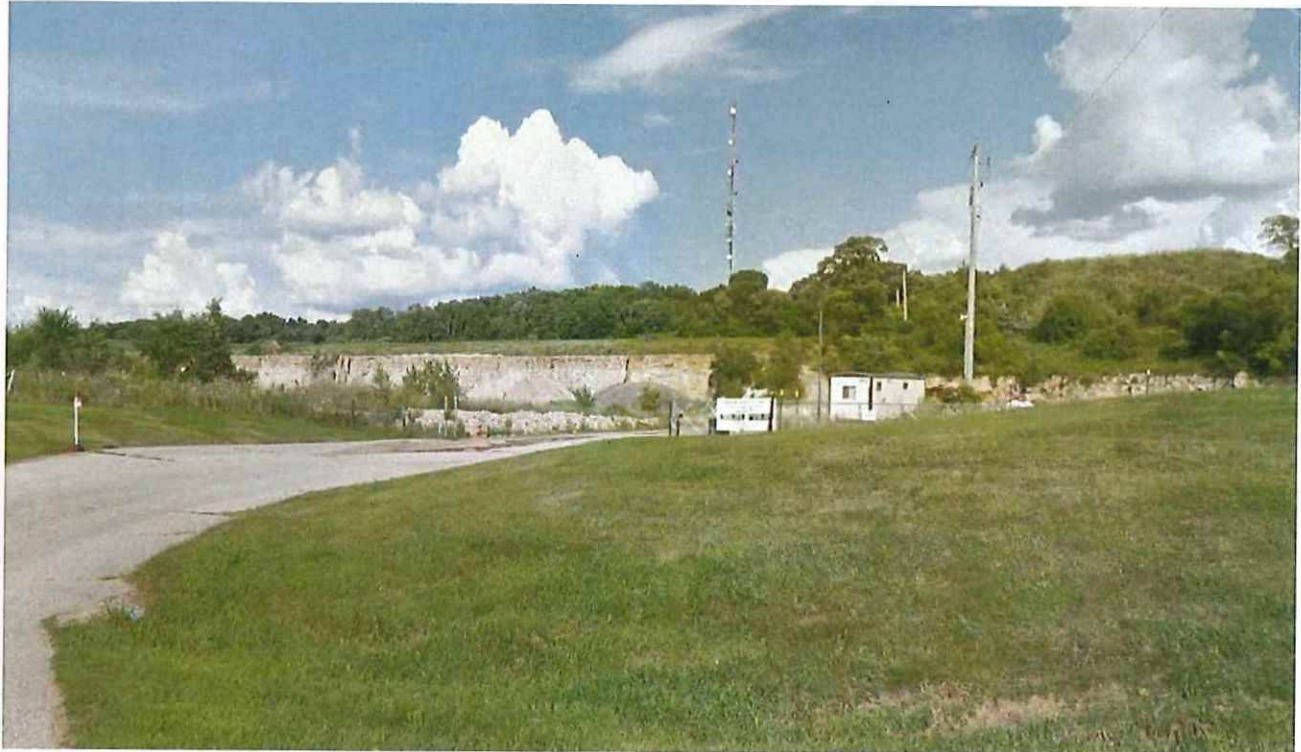


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Plan of Operation

The Oak Park Quarry consists of 2 employees, an office/scale house (as needed) and Equipment Operator (as needed). The quarry operates from 6:00 a.m. to 6:00 p.m. Monday thru Friday and 7:00 a.m. to 1:00 p.m. on Saturday. The existing quarry utilizes existing driveway onto Oak Park Road. On average sales from the quarry average 90,000 tons annually. Crushing takes place three times a year (30,000 tons) based upon the 90,000 tons average volume. Blasting occurs 3-6 times per year the blast itself lasts 1-3 seconds. Crushed materials are stored in stockpiles.



The quarry is located on the east side of Oak Park Road in the Town of Deerfield , approximately ½ mile north of STH 12/18 and 1 mile west of the City of Deerfield. This area is predominantly agricultural with rural residential uses as well as the Liberty Lutheran Church and Cemetary.

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Scope of Work

The purpose of this report is to opine whether continued operation and proposed expansion of the Oak Park Quarry will adversely impact the value of the nearby residential properties. The introduction of an incompatible land use to a residential neighborhood in many instances will give rise to the concern of homeowners as to a negative impact on housing values. Developments such as landfills, sewage treatment plants, industrial uses which generate dust and noise, mining, expansion of airports and the road projects all cause concerns from neighboring landowners concerning the potential impact on property values.

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

1. A previously completed examination of residential property sales adjacent a sand and gravel quarry owned by Rocky Rights LLC (Cattell Quarry) located at 2294 USH 12&18. This included:
 - a. Analysis of eight residential sales which occurred between July of 2012 and June of 2017, located within 1.5 miles of the sand and gravel quarry owned by Rocky Rights LLC, located at 2294 USH 12&18.
 - b. A review of MLS listing and sales in proximity to the the processing plant and the Frac Sand mining operation of Completion Industrial Minerals 3015 South Mallard Avenue, Marshfield, WI.
 - c. Reviewed the details involving 3 recently constructed homes in close proximity to the Oak Park Quarry.
 - d. A review of three sales located in close proximity to the Oak Park Quarry.

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New Home Development Adjacent Cattell Quarry USH 12&18



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

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

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

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

In addition, there are two additional homes located directly south of the Cattell quarry. These homes are accessed directly from USH 12 & 18.

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

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

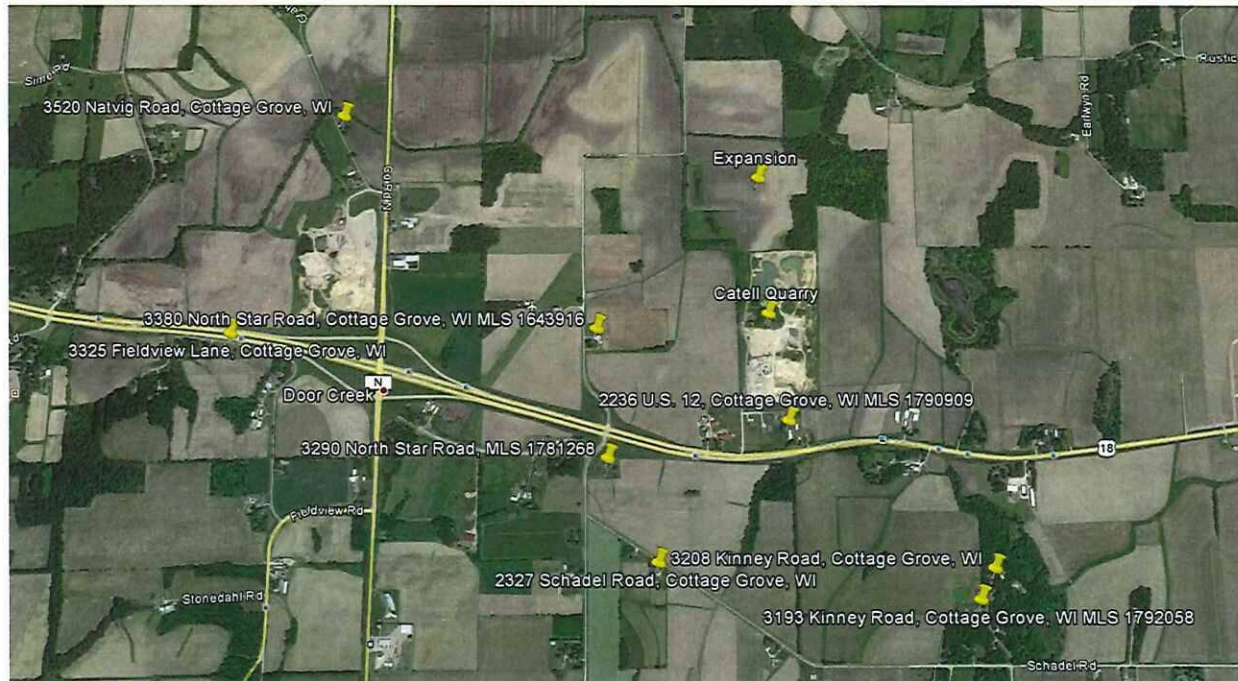
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Sales analysis of 8 residential sales within 1.5 miles of the Sand and Gravel Quarry

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

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



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3380 North Star Road, Cottage Grove, WI MLS 1643916



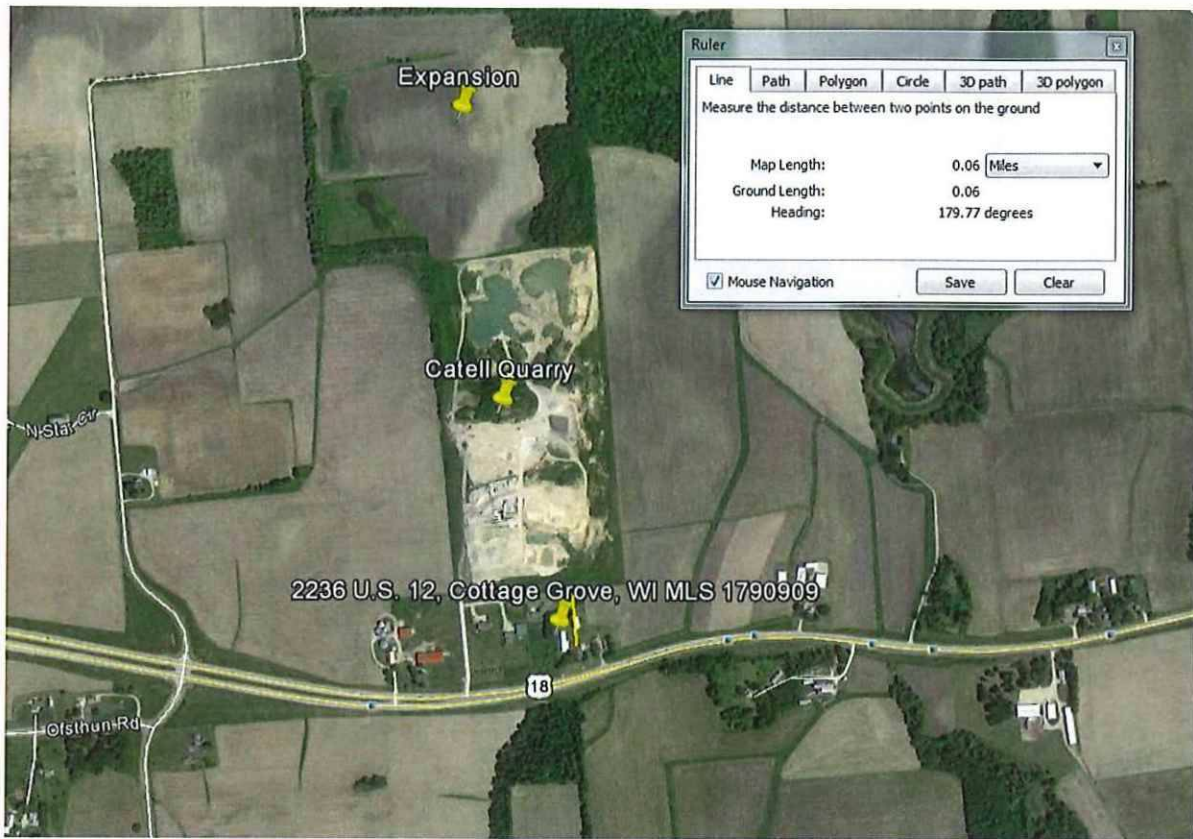
MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	%Sale/Assed	Dist mi	DOM
1643916	3380 North Star Road	Jul-12	\$224,900	\$215,000	\$247,200	2,500	\$86.00	96%	87%	0.35	300



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



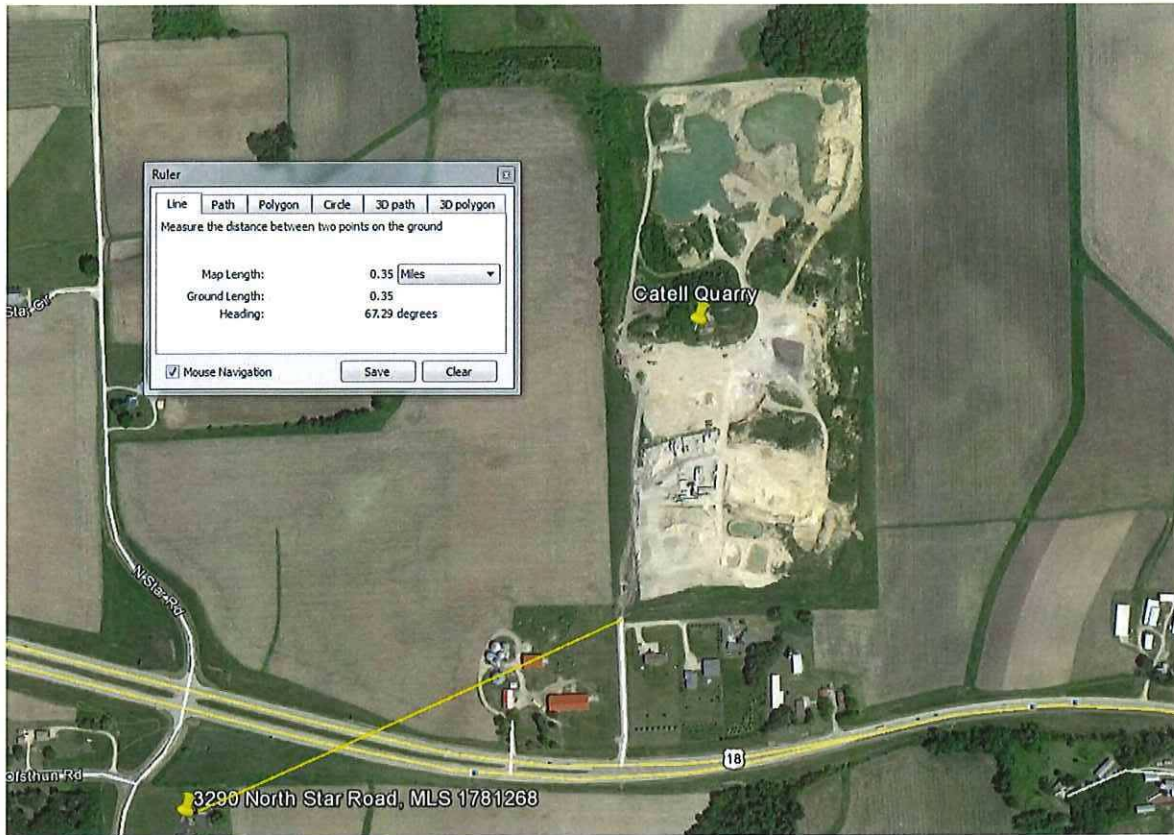
MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/	%Sale/A ssed	Dist mi	DOM
1790909	2236 USH 12	Jun-17	\$249,500	\$243,900	\$208,400	1,248	\$195.43	98%	117%	0.06	147



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3290 North Star Road, Cottage Grove, WI MLS 1781268



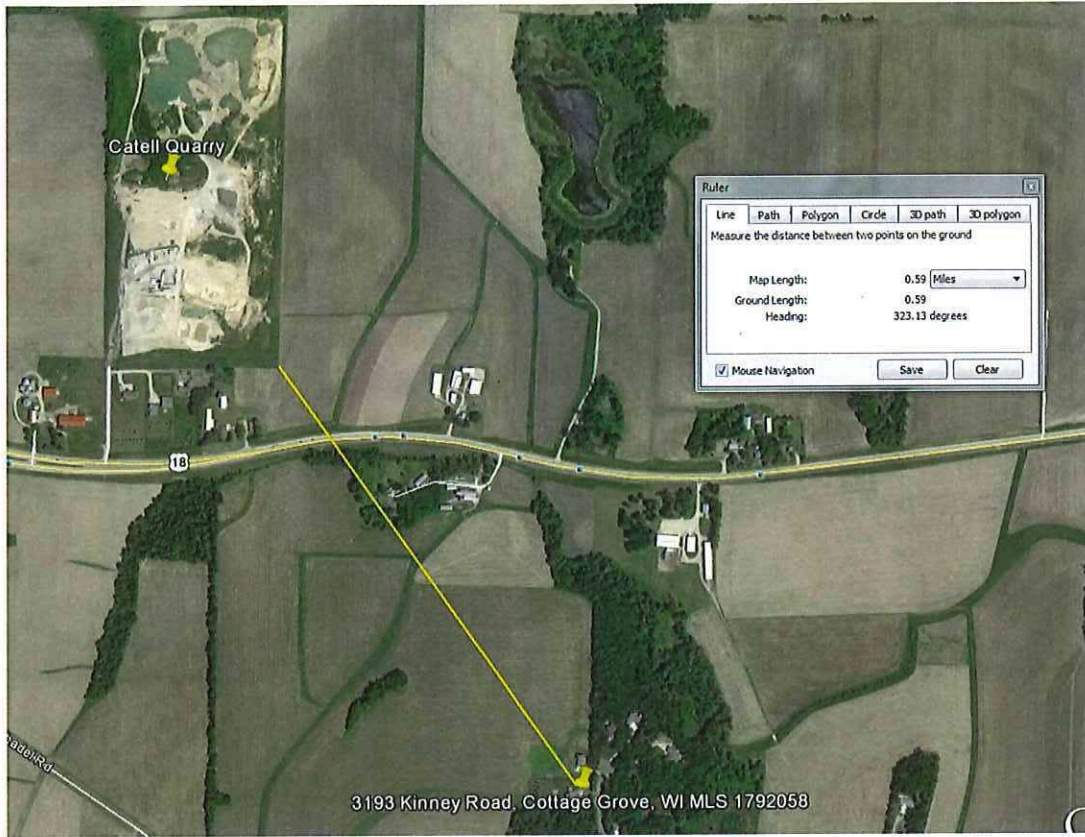
MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	% Sale/Assessed	Dist mi	DOM
1781268	3290 North Star Road	Jul-16	\$344,900	\$338,100	\$237,800	2,360	\$143.26	98%	142%	0.35	42



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3193 Kinney Road, Cottage Grove, WI MLS 1792058



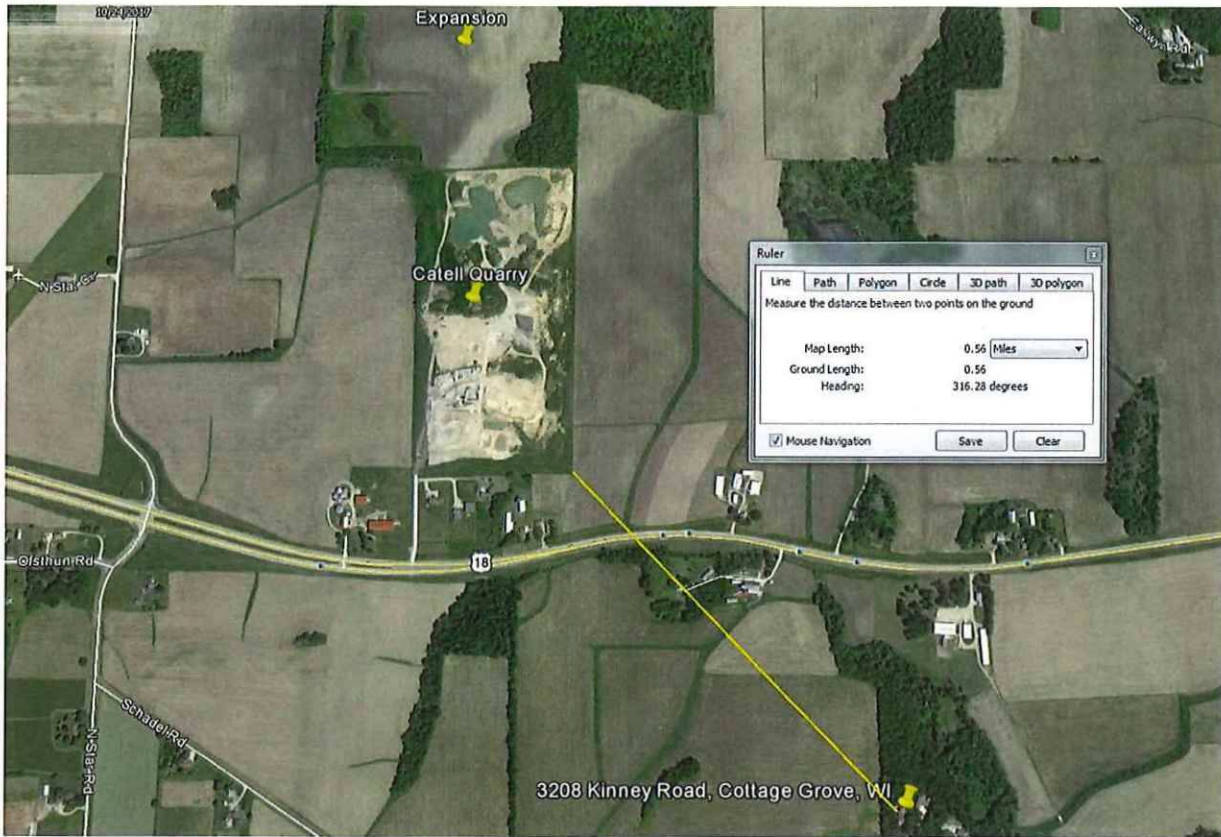
MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/A ssed	Dist mi	DOM
1792058	3193 Kinney Road	Apr-17	\$440,000	\$430,000	\$390,200	2,085	\$206.24	98%	110%	0.59	23



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3208 Kinney Road, Cottage Grove, WI MLS 1795330



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



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3325 Field View Ln, Cottage Grove, WI MLS 1759067



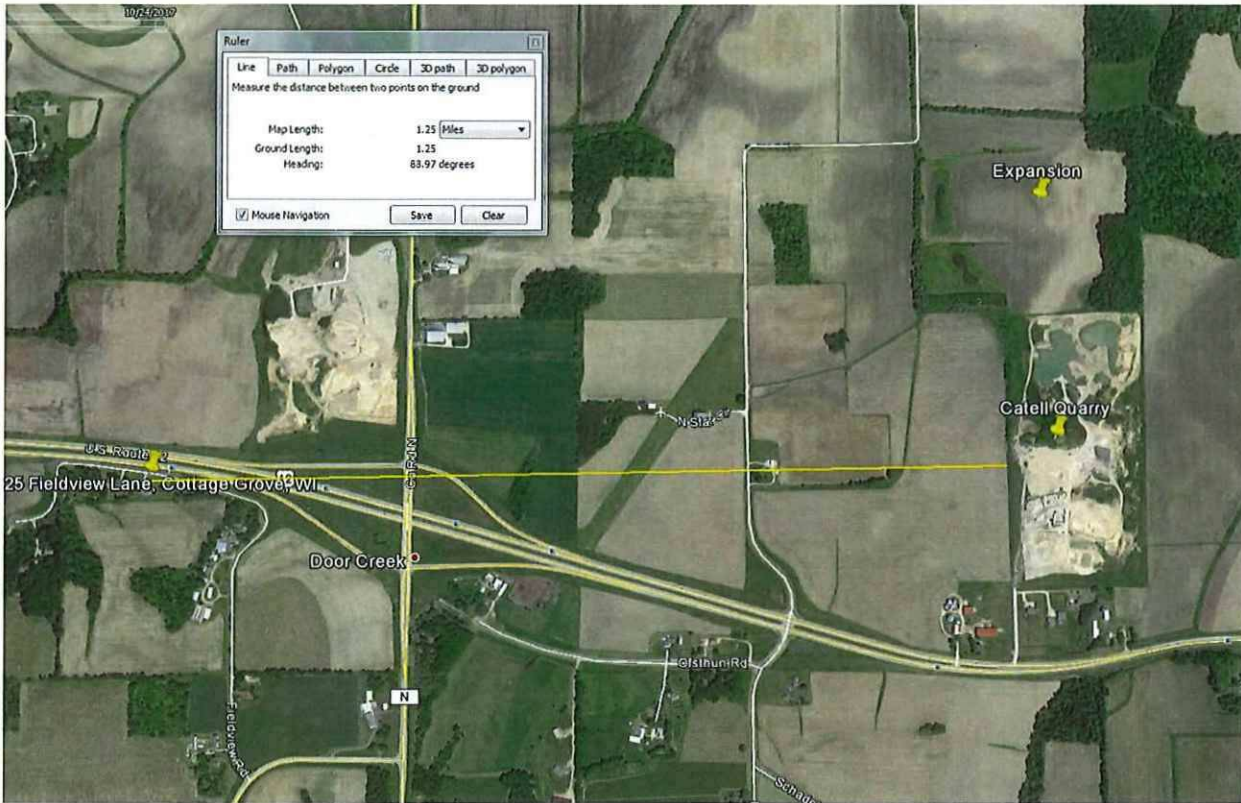
MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	%Sale/Assessed	Dist mi	DOM
1759067	3325 Field View Ln	Jul-16	\$349,900	\$336,000	\$322,300	1,916	\$175.37	96%	104%	1.25	202



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3520 Natvig Rd, Cottage Grove, WI MLS 1657553



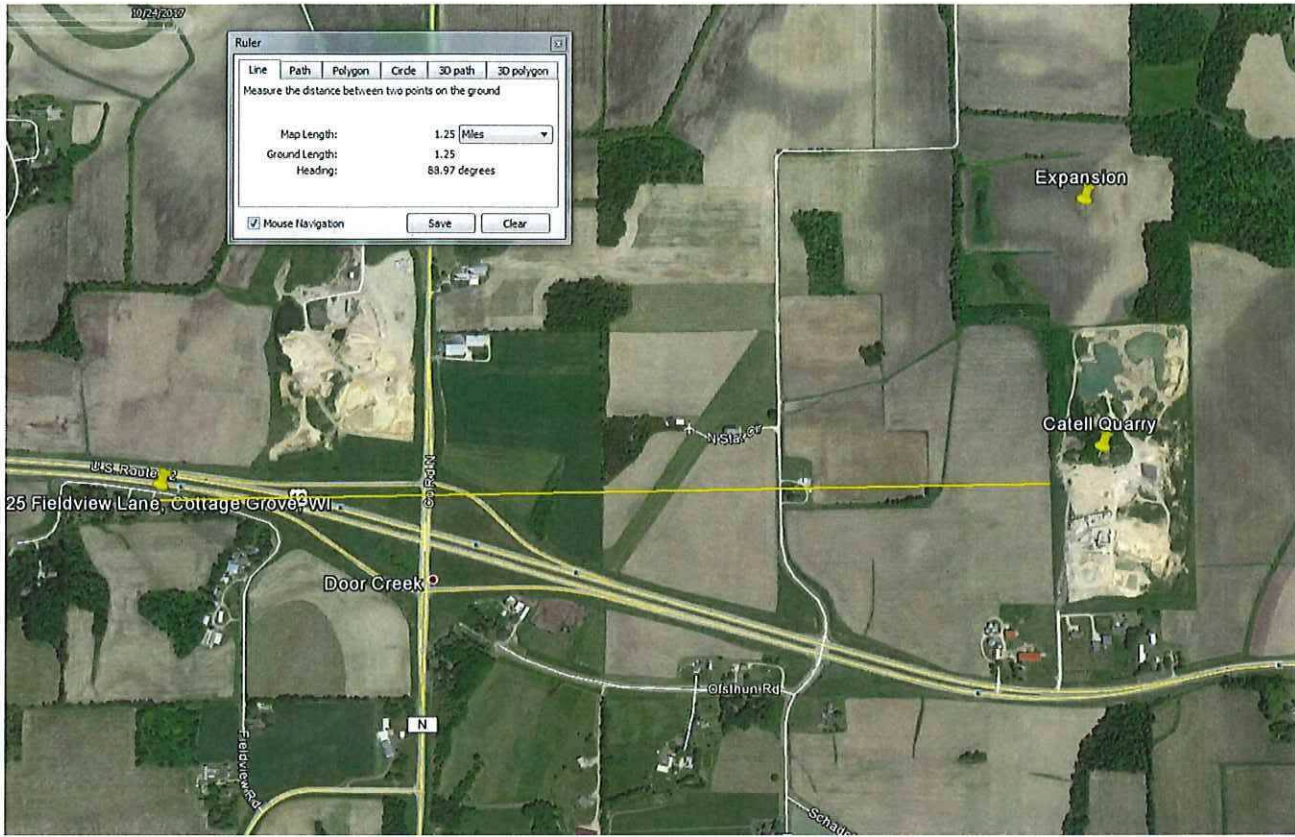
MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	%Sale/Assessed	Dist mi	DOM
1657553	3520 Natvig Rd	Sep-12	\$238,000	\$228,000	\$243,000	1,892	\$120.51	96%	94%	1.08	31



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2337 Schadel Road, Cottage Grove, WI MLS 1639338



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



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107 South Main Street Oregon, WI 53575

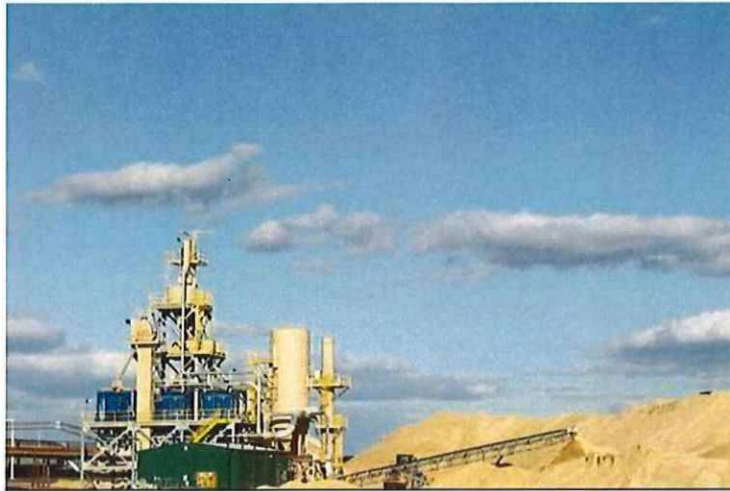
Conclusion of Sales Analysis Cattell Quarry

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

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107 South Main Street Oregon, WI 53575

Sales and Listing Activity adjacent to the Completion Industrial Minerals Site



According to the WDNR there are a total of 92 active sand facilities (mines, processing, rail loading) located in the State of Wisconsin. There are nine active facilities located in Wood County. Completion Industrial Minerals LLC was an active processing/rail facility located at 3015 South Mallard Avenue, Marshfield WI. Completion Industrial Minerals formerly operated on a 46.15-acre site which is zoned G-3 manufacturing by the City of Marshfield. Located on the site is a sand processing plant which is assessed for \$3,281,200. State of Wisconsin corporate records indicates that the LLC was organized in 2008.



Located 1/2 mile to the east of this facility on the south side of Yellowstone Drive is the Draxler Estates Subdivision. This subdivision which has had four additions consists of 1/2 acre lots which are improved with homes ranging between \$225,000 to \$250,000. We reviewed sales of homes located on W. 11th Street (proximate sales), which is the western boundary of the subdivisions closest in proximity to the Completion processing site. The dates of the reviewed sales were between 2014 and 2018. The sales were analyzed based upon the sales price per SF. All of the W. 11th Street sales are located between .56 and .60 miles from the Completion Site. I examined the sales price/SF as well as the days on market. I compared the W. 11th street proximate sales with similar properties located in other competing areas not in proximity to the Completion site (non-proximate sales) to determine whether there was evidence of any adverse impact on sales price/SF or days on market.

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107 South Main Street Oregon, WI 53575

Proximate Sales Summary

MLS	Address	List Price	Sales Price	Sales date	% List/Sale	SF	Price/SF	Days on Mkt	Distance
1707331	10808 W 11th	\$259,900	\$256,000	May-18	98.50%	1,592	\$160.80	102	.60 Miles
1504434	10833 W. 11th	\$262,900	\$253,000	Sep-15	96.23%	1,649	\$153.43	33	.56 Miles
1403604	10846 W 11th	\$210,000	\$210,000	Jun-14	100.00%	1,980	\$106.06	1	.58 Miles
1307358	10826 W 11th	\$225,000	\$219,000	Mar-14	97.33%	1,750	\$125.14	68	.58 Miles
	Average	\$239,450	\$234,500		98%	1,743	\$136.36	51	

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107 South Main Street Oregon, WI 53575



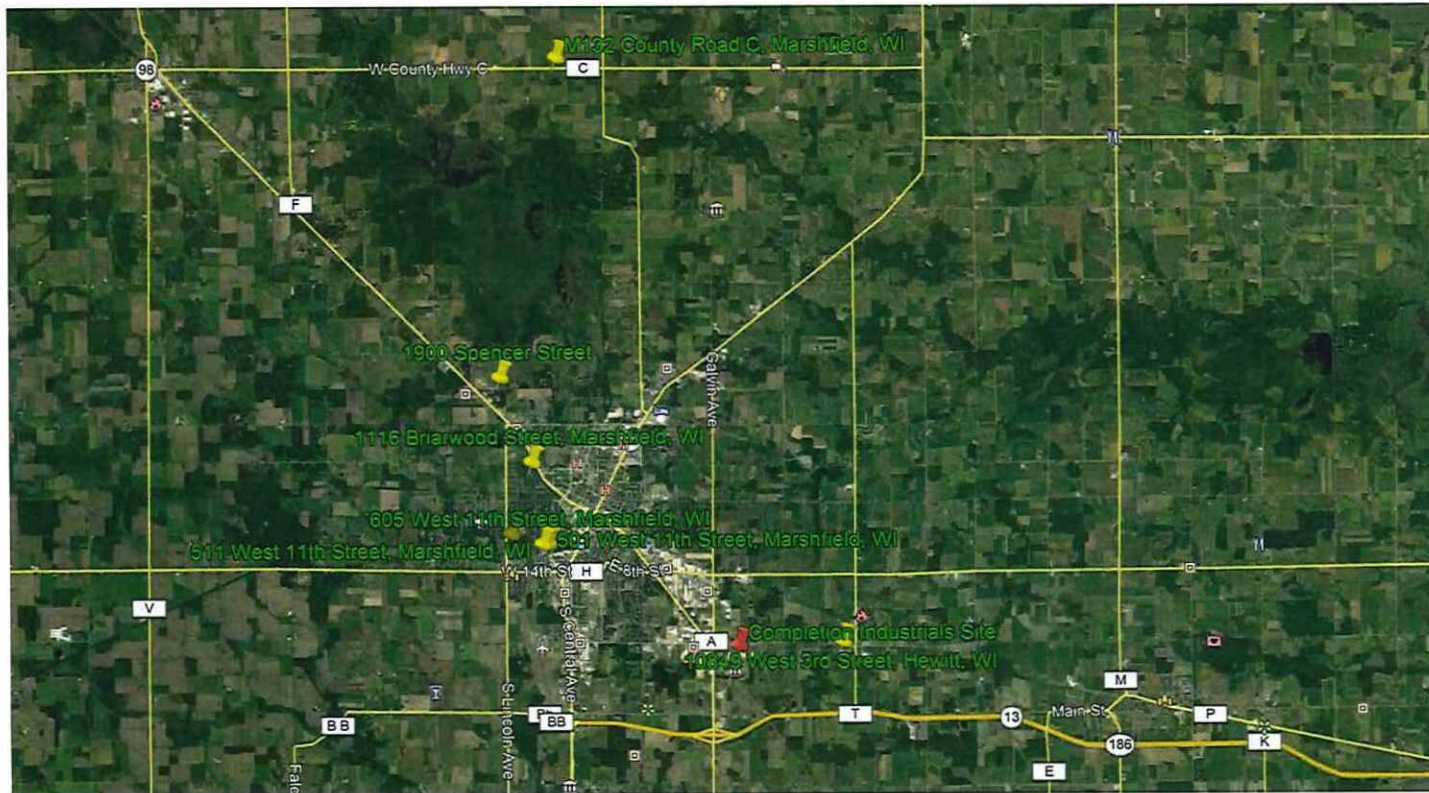
Image 1 Proximate Sale Location Map

Non Proximate Sales Summary

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MLS	Address	List Price	Sales Price	Sales date	% List/Sale	SF	Price/SF	Days on Mkt	Distance
180295	M132 CTH C	\$247,500	Active	N/A	N/A	1,712	\$144.57	N/A	8.5 Miles
1806269	N2841 Oriole Drive Medford	\$269,900	Active	N/A	N/A	1,860	\$145.11	N/A	35 Miles
1800271	1900 W Spencer Street	\$215,000	\$210,500	Mar-18	97.91%	1,624	\$129.62	34	4.9 Miles
1704078	1612 W Arlington	\$239,900	\$239,900	Jul-17	100.00%	1,700	\$141.12	5	3.4 Miles
1704726	1116 W Briarwood Street	\$204,900	\$239,900	Jul-17	117.08%	1,700	\$141.12	68	3.7 Miles
1406570	513 W 11th Street	\$159,900	\$155,000	Apr-15	96.94%	1,680	\$92.26	103	3 Miles
1403348	501 W 11th Street	\$189,900	\$165,000	Aug-14	86.89%	1,692	\$97.52	35	3 Miles
1506739	605 W 11th Street	\$217,500	\$212,500	Feb-16	97.70%	1,680	\$126.49	92	3 Miles
1600799	10849 W 3rd Street	\$214,900	\$205,000	Apr-16	95.39%	1,920	\$106.77	13	1.5 Miles
Average			\$212,500		99%	1,730	\$124.95	50	N/A



Oak Park Quarry

21

Consultation

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107 South Main Street Oregon, WI 53575

Proximate Sales									
MLS	Address	List Price	Sales Price	Sales date	% List/Sale	SF	Price/SF	Days on Mkt	Distance
1707331	10808 W 11th	\$259,900	\$256,000	May-18	98.50%	1,592	\$160.80	102	.60 Miles
1504434	10833 W. 11th	\$262,900	\$253,000	Sep-15	96.23%	1,649	\$153.43	33	.56 Miles
1403604	10846 W 11th	\$210,000	\$210,000	Jun-14	100.00%	1,980	\$106.06	1	.58 Miles
1307358	10826 W 11th	\$225,000	\$219,000	Mar-14	97.33%	1,750	\$125.14	68	.58 Miles
Proximate Sales Averages		\$239,450	\$234,500		98%	1,743	\$136.36	51	
Non Proximate Sales									
180295	M132 CTH C	\$247,500	Active	N/A	N/A	1,712	\$144.57	N/A	8.5 Miles
1806269	N2841 Oriole Drive	\$269,900	Active	N/A	N/A	1,860	\$145.11	N/A	35 Miles
1800271	1900 W Spencer Street	\$215,000	\$210,500	Mar-18	97.91%	1,624	\$129.62	34	4.9 Miles
1704078	1612 W Arlington	\$239,900	\$239,900	Jul-17	100.00%	1,700	\$141.12	5	3.4 Miles
1704726	1116 W Briarwood Street	\$204,900	\$239,900	Jul-17	117.08%	1,700	\$141.12	68	3.7 Miles
1406570	513 W 11th Street	\$159,900	\$155,000	Apr-15	96.94%	1,680	\$92.26	103	3 Miles
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1506739	605 W 11th Street	\$217,500	\$212,500	Feb-16	97.70%	1,680	\$126.49	92	3 Miles
1600799	10849 W 3rd Street	\$214,900	\$205,000	Apr-16	95.39%	1,920	\$106.77	13	1.5 Miles
Non Proximate Average		\$212,500			99%	1,730	\$124.95	50	N/A

Paired Sales Analysis Proximity to Quarry

The Dictionary of Real Estate Appraisal (Appraisal Institute) defines a paired sales analysis as a quantitative technique used to identify and measure adjustments to the sale prices of comparable properties; to apply this technique sales are analyzed to isolate a single characteristics effect on value. The following paired sales analysis establishes the value of the view amenity for a property with an above average versus an average to fair view amenity.

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107 South Main Street Oregon, WI 53575

Paired Sale No. 1


MLS 1707331 was a May 2018 sale of a 1,592 SF 2006 custom build home by Bob Breu in the Village of Hewitt. The property is located an estimated .60 miles from the Completion Processing Site. The home was listed for \$259,900 and sold for \$256,000 after being on the market for 102 days. The sales price of \$256,000 represented a price/SF of \$160.00.

MLS 1806269 (Non-Proximate Site located 8.5 miles North from Completion site) is an active listing of a Bob Breu 1,712 SF custom home constructed in 2005. The property is located at M132 CTH C in the town of McMillan on a 2-acre site. The home is listed for \$247,500 which represents an asking price of \$144.57


MLS 1806269 (Non-Proximate Site located 35 miles North from Completion site) is an active listing of an 1860 SF updated ranch home in the Town of Medford. This home is described by the realtor as "a lovely updated ranch-style home set on 2.39 acres in Medford. The three-bed, two-bath floor plan features split bedrooms with a master suite on one side and the other two bedrooms on the other. Spacious open-concept living can be found in the middle. Lower level is finished with large family area and two bonus rooms to be used to your liking. Outside you will find a spacious garden shed with concrete floors and the attached three-stall garage will be sure to please. This one is a must see." It is a Stratford Home built in 1999.

Photo	Original MLS	Status	Class	Address	Municipality	Price	Beds	Full	1/2 Baths	Originating MLS
	1707331	Sold	Single Family	10808 W 11TH STREET	Hewitt	\$256,000	4	3	0	Central WI MLS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS

Photo	Original MLS	Status	Class	Address	Municipality	Price	Beds	Full	1/2 Baths	Originating MLS
	1802925	Active	Single Family	M132 COUNTY ROAD C	McMillan	\$247,500	3	2	0	Central WI MLS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS

Photo	Original MLS	Status	Class	Address	Municipality	Price	Beds	Full	1/2 Baths	Originating MLS
	1806269	Active	Single Family	N2841 ORIOLE DRIVE	Medford	\$269,900	3	3	0	Central WI MLS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS

MLS	Address	List Price	Sales Price	Sales date	% List/Sale	SF	Price/SF	Days on Mkt	Distance
1707331	10808 W 11th	\$259,900	\$256,000	May-18	98.50%	1,592	\$160.80	102	.60 Miles
1802925	M132 CTH C	\$247,500	Active	N/A	N/A	1,712	\$144.57	N/A	8.5 Miles
1806269	N2841 Oriole Drive Medford	\$269,900	Active	N/A	N/A	1,860	\$145.11	N/A	35 Miles

The sales price of the proximate sale MLS 1707331 was \$256,000, representing \$160.80/SF which is higher than both of the asking prices/SF of the active listings. MLS 1802925 is a home of similar age and construction (both Bob Breu Custom Homes). According to the **Erickcek** report, a home located .60 miles away from the site should sell for 20-25% less than the non-proximate homes.

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107 South Main Street Oregon, WI 53575



Paired Sale No. 2

In Paired Sale No. 2, MLS No. 1504434 10833 W 11th Street (Proximate Sale .60 miles from Completion) is compared to MLS 1802925 M132 County Road C (Active Listing Non-Proximate 8.5 miles from Completion site), and MLS 18000271(Non-Proximate Sale located in the City of Marshfield, 4.9 miles from Completion site).

MLS 1707331 was a May 2018 sale of a 1,592 SF, 2006 custom build home by Bob Breu in the Village of Hewitt. The property is located an estimated .60 miles from the Completion Processing Site. The home was listed for \$259,900 and sold for \$256,000 after being on the market for 102 days. The sales price of \$256,000 represented a price/SF of \$160.00.

MLS 1802925 (Non-Proximate Site located 8.5 miles North from Completion site) is an active listing of a Bob Breu 1,712 SF custom home constructed in 2005, located at M132 CTH C in the town of McMillan on a two-acre site. The home is listed for \$247,500 which represents an asking price of \$144.57/SF.

MLS 1800271 (Non-Proximate Site located 4.9 miles from Completion site) is March 2018 sale of a 1,624 SF ranch home constructed in 2009 located in the City of Marshfield. This home is described as "an open concept home with a backdrop of trees for privacy & a country feel, with a split bedroom plan to give inner privacy. The master bedroom has a walk-in closet and the master bath has heated floors, two custom sinks, heat lamp, tiled shower and jetted tub."

Photo	Original MLS	Status	Class	Address	Municipality	Price	Beds	Full	1/2 Baths	Originating MLS
	1504434	Sold	Single Family	10833 W 11TH STREET	Hewitt	\$253,000	5	3	1	Central WI MLS
	1802925	Active	Single Family	M132 COUNTY ROAD C	McMillan	\$247,500	3	2	0	Central WI MLS
	1800271	Sold	Single Family	1900 W SPENCER STREET	Marshfield	\$210,500	3	2	0	Central WI MLS

MLS	Address	List Price	Sales Price	Sales date	% List/Sale	SF	Price/SF	Days on Mkt	Distance
1707331	10833 W 11th	\$262,900	\$253,000	May-18	96.23%	1,649	\$153.43	33	.60 Miles
1802925	M132 CTH C	\$247,500	Active	N/A	N/A	1,712	\$144.57	N/A	8.5 Miles
1800271	1900 W. Spencer	\$215,000	\$210,000	Mar-18	97.67%	1,624	\$132.39	34	4.9 Miles

The sales price of the proximate sale MLS 1504434 was \$253,000, representing \$153.43/SF which is higher than both the asking price of \$144.57/SF for MLS 1802925 and the sale price of \$132.39/SF of MLS 1800271. According to the **Erickcek** report, a home located .60 miles should sell for 20-25% less than the non-proximate homes.

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107 South Main Street Oregon, WI 53575

Recent Construction and Sales Proximate to Oak Park Quarry

The following is a 2000 Aerial Map marked with the location of three homes which have been constructed in the year's 2004, 2006 and 2009. The existing Oak Park Quarry has been in operation since the 1970's and the quarry operation is clearly identified on the 2000 aerial. The assessment records for each of these three homes follows: The owners of the properties located on Olstad Road each chose to purchase vacant lots and proceed to construct their homes in close proximity to the existing operation. The owner of 3675 Oak Park Road according to Dane County Records had owned the 12-acre site since 1975 however the new ranch home was not constructed until 2004. Based upon this review 3 newer homes have having assessed values between \$447,200; \$458,000; and \$580,200 have been constructed proximate to the existing mine. The owners who constructed these homes did so with the existing mine operating.






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107 South Main Street Oregon, WI 53575

Construction New Home 1285 Olstad Road (760 Feet from Existing Quarry)

The Oak Park Quarry has been in operation since 1970's. The residence owned by Kenneth Frjelich according to assessments records was constructed in 2009 on a 2.889-acre site located 760 feet from the existing mine. This home is assessed for \$349,500. According to Dane County Records the Fejelich purchased the site from Kent D. Smith for \$140,000 on June 11th, 2008 (document No. 4441049). The home was constructed in 2009. The site purchase of \$140,000 represented a price for the 2.889 acre site of \$48,459/acre.




		Property Record Card				
Parcel Number: 071229290900		Property Address: 1285 OLSTAD		Municipality: Deerfield Town of		
Owner Name: KENNETH FRJELICH 1285 OLSTAD RD DEERFIELD WI 53531		Zoning: 1-Residential		Land Use: Residential		
Property Photograph: 		Legal Description: LOT 2 CSM 10498 CS92/103&104-8-0/2002 DESCR AS SEC 29-7-12 PRT SW1/4NW1/4 (2.889 ACRES EXCL R/W)				
Building Description						
Year Built: 2009		Exterior Wall: 09-Masonry/Frame		Bedrooms: 3		
Building Type/Style: 01-Ranch		Full Baths: 3		Half Baths: 3		
Story: 1		Room Count: 6		Basement Description: Full		
Grade: B		Heating:		Type of Fuel: 1-Gas		
CDU/Overall Condition: (D) (D)Average		Basement Description: Full		Type of System: A		
Interior Condition: 2-Same						
Kitchen Condition: 3-Average						
Bath Condition: 3-Average						
Square Footage / Attachments						
Basement: 2317			Total Square Footage: 3476			
Finished Basement Living Area: 1159						
First Story: 2317						
Attachment Description(s)				Area		
Open Frame Porch				511		
Wood Deck				372		
Feature Description(s)				Units		
05-Metal Fireplace				2		
Other Building Improvements						
Structure Type: RG1-Detached Frame Garage		Year Built: 2009	Area: 960	Condition: (A) Average		
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership / Sales History						
Date of Sale: 0000-00-00	Sale Amount: 0	Conveyance Type:				
Land Data & Computations						
Land Class	Total Square Footage	Total Acreage	Depth	Actual Frontage	Assessed Land Value	Assessed Improvement
Residential	125845	2.889	0	0	\$97700	\$349500
Total Improvement Value					\$349500	
Total Land Value					\$97700	
Total Assessed Value					\$447200	

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107 South Main Street Oregon, WI 53575

Construction New Home 1291 Olstad Road (850 feet from Existing Quarry)

The Oak Park Quarry has been in operation since 1970's. The residence owned by David and Gina Reese according to assessments records was constructed in 2006 on a 3.1-acre site located 900 feet from the existing mine. This home is assessed for \$357,800. According to Dane County Records the David and Geena Reese purchased the site from Mark and Joann Halverson for \$109,800 on January 13th, 2003 (document No. 3633363). The home was constructed in 2006. The site purchase of \$109,800 represented a price for the 3.1 acre site of \$36,600/acre.


		Property Record Card				
Parcel Number: 071229290500		Property Address: 1291 OLSTAD		Municipality: Deerfield Town of		
Owner Name: DAVID REESE 1291 OLSTAD RD DEERFIELD WI 53531		Zoning: 1-Residential		Land Use: Residential		
Property Photograph: 		Legal Description: LOT 1 CSM 10493 CS82/103&104-3-0-2002 DESCR AS SEC 29-7-12 PRT SW1/4NW1/4 (3.100 ACRES EXCL R/W)				
Building Description						
Year Built: 2006		Exterior Wall: 04-Alum/Vinyl		Bedrooms: 3		
Building Type/Style: 06-Contemporary		Full Baths: 3		Half Baths: 0		
Story: 1		Room Count: 10		Basement Description: Full		
Grade: B		Heating: 1-Gas		Type of System: A		
CDU/Overall Condition: (D) (D)Average						
Interior Condition: 2-Same						
Kitchen Condition: 3-Average						
Bath Condition: 3-Average						
Square Footage / Attachments						
Basement: 1980			Total Square Footage: 3462			
Finished Basement Living Area: 1482						
First Story: 1980						
Attachment Description(s):				Area		
Open Frame Porch				775		
Wood Deck				272		
Attached Frame Garage				1946		
Feature Description(s):				Units		
Other Building Improvements						
Structure Type:		Year Built:		Area:		
				NA		
Permit / Construction History						
Date of Permit:		Permit Number:		Permit Amount:		
Ownership / Sales History						
Date of Sale:		Sale Amount:		Conveyance Type:		
0300-00-00		0				
Land Data & Computations						
Land Class	Total Square Footage	Total Acreage	Depth	Actual Frontage	Assessed Land Value	Assessed Improvement
Residential	135036	3.1	0	0	\$100200	\$357800
Total Improvement Value					\$357800	
Total Land Value					\$100200	
Total Assessed Value					\$458000	

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107 South Main Street Oregon, WI 53575

Construction New Home 3675 Oak Park Road (1,200 feet from Existing Quarry)

The Oak Park Quarry has been in operation since 1970's. The residence owned by James R. Opie according to assessments records was constructed in 2004 on a 12.616-acre site located an estimated 1,200 feet from the existing mine. This home is assessed for \$436,500. According to Dane County Records, The 12.661 acre site was purchased in 1975 prior to the operation of the mine however the new ranch home was not constructed until 2004.

		Property Record Card		 <small>COMPREHENSIVE ASSESSMENT SOFTWARE</small>		
Parcel Number: 071229265100		Property Address: 3675 OAK PARK		Municipality: Deerfield Town of		
Owner Name: JAMES R OPIE 3675 OAK PARK RD DEERFIELD WI 53031		Zoning: 1-Residential		Land Use: Residential		
Property Photograph:		Legal Description:				
		<small>LOT 1 CSM 10441 C881297&298-7/1/2002 DESCR AS SEC 20-7-12 PRT NW1/4NW1/4 (12.616 ACRES EXCL R/W)</small>				
Building Description						
Year Built: 2004		Exterior Wall: 15-Log		Bedrooms: 3		
Building Type/Style: 06-Contemporary		Full Baths: 3		Half Baths: 1		
Story: 1.5		Room Count: 5		Basement Description: Full		
Grade: B-		Heating:		Type of Fuel: 1-Gas		
CDU/Overall Condition: (D) (D)Average		Type of System: A				
Interior Condition: 2-Same						
Kitchen Condition: 3-Average						
Bath Condition: 3-Average						
Square Footage / Attachments						
Basement: 2436			Total Square Footage: 3153			
First Story: 2436						
Second Story: 717						
Attachment Description(s):				Area:		
Concrete Patio				240		
Open Frame Porch				150		
Wood Deck				332		
Attached Frame Garage				1022		
Feature Description(s):				Units:		
05-Metal Fireplace				1		
Other Building Improvements						
Structure Type:		Year Built:	Area:	Condition:		
AQ3-Quonset w/ End Walls Steel		9999	3375	(A) Average		
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership / Sales History						
Date of Sale:		Sale Amount:	Conveyance Type:			
0000-00-00		0				
Land Data & Computations						
Land Class	Total Square Footage	Total Acreage	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement
Residential	549553	12.616	0	0	\$142500	\$436500
Agricultural	549553	12.616	0	0	\$1200	\$0
Total Improvement Value					\$436500	
Total Land Value					\$143700	
Total Assessed Value					\$580200	

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107 South Main Street Oregon, WI 53575

Recent Sales Proximate to Oak Park Quarry

MLS	Address	List Price	Sales Price	Sales date	% List/Sale	SF	Price/SF	Days on Mkt	Distance
1766573	3724 Nelson Road	\$235,000	\$228,250	Feb-16	97.13%	1,250	\$182.60	21	.42 Miles
1778878	1400 Olstad Road	\$925,000	\$875,000	Apr-17	94.59%	3,536	\$247.45	231	.68 Miles
1804532	3680 Oak Park Road	\$314,900	\$300,000	May-17	95.27%	1,980	\$151.52	1	.30 Miles



Oak Park Quarry

29

Consultation

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

3724 Nelson Road MLS 1766573



1766573	Sold	Single Family	Price: \$235,000
3724 NELSON LN		Town	Deerfield D21
County: Dane		Mailing City: Deerfield	
Subdivision: None		WI 53531	
<hr/>			
Bedrooms: 3		Finished Above Grade SqFt: 1,250	
Full Baths: 2		Fin Part/All Below Grd SqFt: 1,070	
Half Baths: 0		Total Finished SqFt: 2,320	Other
Year Built: 1978	Other		
Est. Acres: 1.2200	Assessor	Open House:	
Lot Dim:			
Schedule a Showing		Show Date: D H M T	

Head East on Beltline / Hwy 12 & 18, Left on Oak Park Rd, Left on Nelson Ln.			
Living/Great: M 14x21	Mstr BedRm: L 14x16	Laundry: L	Baths School Info
Formal Dining: M 12x12	2nd BedRm: M 12x14		Full Half (D)Deerfield
Dining Area:	3rd BedRm: M 10x12		Upper: 0 0 (E)Deerfield
Kitchen: M 12x13	4th BedRm:	Rec Room L 20x25	Main: 1 0 (M)Deerfield
Family Room:	5th BedRm:		Lower: 1 0 (H)Deerfield
Lake/River:	Zoning: A-1 EX	Net Taxes: \$ 3,545 / 2014	Land Assess: \$ 77,700
Feet WaterFront:	HOA Dues/Yr:	Builder:	Improvements: \$ 112,100
Parcel: 0712-203-9420-0		Owner:	Total Assess: \$ 189,800 / 2015
Type 2 story	Fuel Natural gas	Heating/Cooling Forced air, Central air	
Architecture Bi-level, Raised Ranch	Water/Waste Well, Non-Municipal/Prvt dispo	Driveway Paved, Extra paving	
Matr Bed Bath Full, Walk-In Shower	Barrier-free Open floor plan		
Kitchen Features Breakfast bar, Range/Oven, Refrigerator, Dishwasher			
Fireplace Wood			
Basement Full, Full Size Windows/Exposed, Walkout to yard, Finished			
Garage 2 car, Attached, Opener			
Exterior Vinyl, Brick, Stone			
Lot Description Wooded, Rural-in subdivision			
Interior Features Vaulted ceiling, Water softener inc, At Least 1 tub			
Exterior Features Deck			
Included:			
Excluded:			
Peaceful home nestled into large wooded lot w/ expansive views. Large dining/kitchen combo opens to deck. Main level has vaulted ceilings, fireplace, & two bdms. Enjoy the 2nd fireplace, rec room & bar in the exposed, finished LL where the impressive mstr suite features xtra large WIC tiled shower, and double vanity. Walkout basement has laundry rm & leads to screened porch. Located in Deerfield - Home to great schools, parks, Drumlin Trail, Goose Lake & just minutes from Madison via Beltline or I94.			
LstAg: Alan Mikkelson	55642-90 CoList:	List Date: 2/9/2016	Expire Date: 10/9/2016
Pref: 608-347-3444		Subagent Comm: 3%	Electronic Consent: Yes
alan@badgerrealtygroup.com		BuyerAgent Comm: 3%	Exclusive Agency: No
Badger Realty Group		DOM: 21 CDOM: 21	Licensee Interest: No
608-764-5400 Fax #:		AO Date: 3/1/2016	Limited Service: No
102 N Main St		Closing Date: 4/8/2016	Multiple Rep: DA
Deerfield WI 53531-9593		Financing: Conventional	Named Exceptions: No
SaleAg: Mike O'Brien	Sold Price: \$228,250	Sale Factors: Arms Length	Policy Letter: Yes
Realty Enterprises & Mgmt Serv	Concessions: 0	Competing Offers: No	Variable Comm: Yes

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3724 NELSON LN

\$235,000

1766573

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1400 Olstad Road MLS 1778878



1778878	Sold	Single Family	Price: \$925,000
1400 OLSTAD RD	Town	Deerfield	D21
County: Dane	Mailing City: Deerfield		
Subdivision: n/a	WI 53531		
Bedrooms: 4	Finished Above Grade SqFt: 3,536		
Full Baths: 3	Fin Part/All Below Grd SqFt: 1,979		
Half Baths: 1	Total Finished SqFt: 5,515	Blue Print	
Year Built: 2005 <i>Seller</i>	Open House:		
Est. Acres: 22.3030 <i>Assessor</i>			
Lot Dim:			
Schedule a Showing	Virtual Tour		
	Show Date:		

Cottage Grove Road to Right on Oak Park to Right on Olstad

Living/Great: M 24x25	Mstr BedRm: M 13x18	Laundry: M 17x5	Baths	School Info
Formal Dining: M 17x13	2nd BedRm: U 13x29	Game Room L 17x21	Full Half	(D) Deerfield
Dining Area: M 17x13	3rd BedRm: L 17x12	Loft U 16x13	Upper: 1 0	(E) Deerfield
Kitchen: M 23x13	4th BedRm: L 13x23	Sun Room M 18x13	Main: 1 1	(M) Deerfield
Family Room: L 24x27	5th BedRm:		Lower: 1 0	(H) Deerfield
Lake/River:	Zoning: RH-3	Net Taxes: \$ 13,358 / 2015	Land Assess: \$ 193,100	
Feet WaterFront:	HOA Dues/Yr:	Builder:	Improvements: \$ 526,400	
Parcel: 0712-301-8550-0		Owner:	Total Assess: \$ 719,500 / 2016	

Type	1 1/2 story, 2 story	Fuel	Liquid propane
Architecture	Log Home	Heating/Cooling	Forced air, Central air, In Floor Radiant Heat
Mstr Bed Bath	Full, Walk-In Shower	Water/Waste	Well, Non-Municipal/Prvt dispo
Kitchen Features	Pantry, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Driveway	Paved
Fireplace	Wood, 2 fireplaces	Barrier-free	First floor bedroom
Basement	Full, Full Size Windows/Exposed, Walkout to yard, Finished, 8'+ Ceiling, Poured concrete foundatn	Terms/Misc.	Limited home warranty
Garage	Access to Basement, Additional Garage		
Exterior	Log		
Lot Description	Wooded, Rural-not in subdivision		
Interior Features	Wood or sim. wood floor, Walk-in closet(s), Great room, Vaulted ceiling, Washer, Dryer, Air cleaner, Water softener Inc, Central vac, Tankless Water Heater, Split bedrooms, Separate living quarters		
Exterior Features	Deck, Patio, Storage building		
Included:	Humidifier, All window coverings		
Excluded:			

A private and secluded slice of heaven describes the 5,515 sq. ft. custom built home nestled on a 22 acre wooded lot. This home offers all the amenities of an executive home with the flavor of the most beautiful retreat! Features include 24x25 great room, 2 fireplaces, gourmet kitchen w/ Alder cabinets & solid surface, 18x13 sun room plus walk out LL family room w/wet bar & multiple game areas. Additional features include a 42x80 heated outbuilding, 16x12 cabin, potting shed and water fall! A taste of the North woods just minutes from the city!

SHOWING LINE/STATUS 608-256-0801

LstAgt: Tammy Krez	53225-90	CoList: Pam Venenga	List Date: 6/15/2016	Expire Date: 6/15/2017
Pref: 608-220-9795	Fax: 608-256-0300	Cell: 608-219-7424	Subagent Comm: 3%	Electronic Consent: Yes
tkrez@starkhomes.com		pvenenga@starkhomes.com	BuyerAgent Comm: 3%	Exclusive Agency: No
Stark Company, REALTORS		Stark Company, REALTORS	DOM: 230 CDOM: 230	Licensee Interest: No
Off: 608-221-4000	Fax: 608-221-4031	608-837-7345 Fax #: 608-837-4306	AO Date: 1/31/2017	Limited Service: No
4509 Cottage Grove Rd		1625 W Main St	Closing Date: 4/28/2017	Multiple Rep: DA
Madison WI 53716-1205		Sun Prairie WI 53590-1839	Financing: Cash	Named Exceptions: No
SaleAgt: Deanna Ballweg		Sold Price: \$875,000	Sale Factors: Arms Length	Policy Letter: No
First Weber Inc		Concessions: 0	Competing Offers: No	Variable Comm: No

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107 South Main Street Oregon, WI 53575

3680 Oak Park Road MLS 1804532



1804532	Sold	Single Family	Price: \$314,900
3680 OAK PARK RD		Town	Deerfield D21
County: Dane	Mailing City: Deerfield		
Subdivision: N/A			WI 53531

Bedrooms: 3	Finished Above Grade SqFt: 2,170		
Full Baths: 2	Fin Part/All Below Grd SqFt: 530		
Half Baths: 1	Total Finished SqFt: 2,700		Assessor
Year Built: 1976	Assessor		
Est. Acres: 3.5000	Assessor		Open House:
Lot Dim:			
Schedule a Showing		Virtual Tour	
		Show Date:	

From Madison, east on Hwy 12, North on Oak Park Rd

Living/Great: M 19x14	Mstr BedRm: M 17x13	Laundry: M	Baths	School Info
Formal Dining: M 11x7	2nd BedRm: U 17x14	Rec Room L 25x12	Full Half	(D) Deerfield
Dining Area:	3rd BedRm: U 13x9	Den/Office L 14x13	Upper: 1 0	(E) Deerfield
Kitchen: M 17x17	4th BedRm:		Main: 1 1	(M) Deerfield
Family Room:	5th BedRm:		Lower: 0 0	(H) Deerfield

Lake/River:	Zoning: A-1(EX)	Net Taxes: \$ 5,258 / 2016	Land Assess: \$ 100,000
Feet WaterFront:	HOA Dues/Yr:	Builder:	Improvements: \$ 181,400
Parcel: 0712-292-8080-7		Owner: BERNINGER BRIAN L	Total Assess: \$ 281,400 / 2017

Type	2 story	Fuel	Natural gas
Architecture	National Folk/Farm	Heating/Cooling	Forced air, Central air
Mstr Bed Bath	Full, Tub/Shower Combo	Water/Waste	Well, Non-Municipal/Pvt dispos
Kitchen Features	Pantry, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Driveway	Paved
Fireplace	Wood		
Basement	Partial, Partially finished, Sump pump, Poured concrete foundatr		
Garage	3 car, Detached, Tandem, Opener, 4+ car		
Exterior	Aluminum/Steel		
Lot Description	Wooded, Rural-not in subdivision		

Interior Features Walk-in closet(s), Skylight(s), Washer, Dryer, Water softener Inc, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features Storage building

Included: Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer, & all Window Coverings. Credenza that matches desk, Water softener, Storage Building.

Excluded:

Quality construction. Built by builder for his own home. 3.5 Acres of wooded privacy! Enjoy all wildlife here as well as having a 4+ car garage for all your toys. Location is only 10 minutes from Madison! House has charm and put a little of yourself here and you will have your own hideaway! Other features: crown moldings, a chef's kitchen w/ island, Master suite w/ big walk in closet and private bath. LL finished w/ rec room & office. Seeking privacy in a wooded setting? Call today!

LstAgt: Renee Crothers	12133-90 CoList:	List Date: 5/23/2017	Expire Date: 12/23/2017
Pref: 608-444-4545	Fax: 888-691-6903	Subagent Comm: 3%	Electronic Consent: Yes
reneecrothers.com		BuyerAgent Comm: 3%	Exclusive Agency: No
RE/MAX Preferred		DOM: 34	CDOM: 34
608-837-6800	Fax #:	AO Date: 6/26/2017	Limited Service: No
1500 W Main St		Closing Date: 8/31/2017	Multiple Rep: DA
Sun Prairie WI 53590-1812		Financing: Conventional	Named Exceptions: No
SaleAgt: Amber Huemmer	Sold Price: \$300,000	Sale Factors: Arms Length	Policy Letter: No
RE/MAX Preferred	Concessions: 2,500	Competing Offers: No	Variable Comm: Yes

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107 South Main Street Oregon, WI 53575

Conclusions

In the analysis of the potential impacts to the property values I reviewed:

1. Residential development adjacent the Cattell Sand and Gravel Quarry owned by Rocky Rights LLC located at 2294 USH 12&18.
2. Sales analysis of eight residential sales which occurred between July of 2012 and June of 2017, located within 1.5 miles of the Sand and Gravel Quarry owned by Rocky Rights LLC located at 2294 USH 12&18.
3. Four sales of homes located approximately 1/2 mile from the Completion Industrial Minerals, LLC, which was a processing/rail facility located at 3015 South Mallard Avenue, Marshfield, WI.
4. 3 recent sales in proximity to the Oak Park Road Quarry.

The residential development adjacent the Cattell Quarry involved the review of residential construction located adjacent the southern boundary of an existing sand and gravel mining extraction site with a batch plant. All five of the existing residences were constructed with the quarry in operation. The recent sale of the home at 2236 USH 12 & 18 located 300 feet from the batch plant showed no evidence of any negative impact as a result of the proximity to the batch plant.

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

I have reviewed four sales of homes located approximately 1/2 mile from the former Completion Industrial Minerals LLC, a processing/rail facility located at 3015 South Mallard Avenue, Marshfield WI. There is no indication that the 1/2 mile proximity to the mineral extraction site or the Frac Sand processing plat adversely impacted the sales price or marketing time of the reviewed sales.

I completed two paired sales analysis for proximate sales of residences located .58 miles from the Completion Minerals processing site. Neither of these analyses gave any indication that this proximity negatively impacted either the marketing time or sales price.

I reviewed three properties which were located at 1285 and 1291 Olstad Road and 3675 Oak Park Road which were developed with new homes, constructed in close proximity to the existing quarry. The homes were constructed in 2004, 2006 and 2008. The lots for the residences were purchased in 2003 (1291 Olstad) and 2006 (1285 Olstad). The owners of the properties located on Olstad Road each chose to purchase vacant lots and proceed to construct their homes in close proximity to the existing operation. The owner of 3675 Oak Park Road, according to Dane County Records, has owned the 12.661 acre site since 1975 prior to the operation of the mine however the new ranch home was not constructed until 2004. Based upon this review 3 newer homes have having assessed values between \$447,200- \$580,200 have been constructed proximate to the existing mine. The owners, who constructed these homes did so with the existing mine operating.

I reviewed 3 recent sales located between .30 miles and .68 miles from the existing quarry. These sales did not indicate either protracted marketing times nor reduced sales prices due to their location adjacent the quarry.

In conclusion, I have found no market evidence to support a measurable loss in value for residential properties for neighboring properties near the existing Oak Park Road quarry operations.

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Certification

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

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My engagement in this assignment did **NOT** include my forming an opinion of value for the subject property.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- On November 7, 2018 I made a personal inspection of the subject property of the work under review.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Scott L. MacWilliams
CGA No 91 State of Wisconsin
January 8, 2019

S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

Qualifications

Scott L. Mac Williams

President and Appraiser, CGA #91

Education

University of Wisconsin, Whitewater: Graduated 1972 BBA

Completed Coursework:

SREA Courses 101, 201 and Narrative Report Writing Seminar

International Right of Way Association Courses Completed:

Appraisal of Partial Acquisitions

Easement Valuation

Relocation Assistance

Ethics and the Right of Way Profession

Communications

Credentials

Certified Instructor for Appraisal Courses:

International Right of Way Association – All appraisal courses

Madison Area Technical College – All appraisal courses

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

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

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

General Accredited Appraiser – National Association of Realtors

Affiliations

International Right of Way Association; past President

Community Development Association for Oregon, WI; Chairman

Clients Served

Wisconsin Department of Transportation

Wisconsin Department of Transportation – Bureau of Railroads and Harbors

Wisconsin Department of Aeronautics

Dane County Purchasing

USDA Farm Home Administration

City of Madison

Valley Bank

Bank One

M&I Bank

Guardian Pipeline

Specific references available upon request

Experience

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

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

Thirty-one years of real estate appraisal experience

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

Centers, Office Buildings, Service Stations, Restaurants, and special purpose appraisal assignments such as Landfills,

Grain Storage Facilities and enclosed Parking Lots.

Forever Sandfill & Limestone

**OAK PARK
CLEAN MATERIALS PROGRAM**

Revised: January 2019

OAK PARK CLEAN MATERIALS PROGRAM

Policy

Forever Sandfill & Limestone (FSL) Oak Park quarry will accept clean recycle or fill materials. These materials may be used for resale, reclamation and business purposes.

Terms and Conditions

All Materials delivered to Oak Park quarry must be clean of contamination and cannot be classified as a hazardous waste. FSL staff reserves the right to reject and ban material from the site if the material is found to be contaminated or unsuitable for the needs of the operations.

Material from project sites must be approved by the FSL staff prior to acceptance as “clean materials.” Drivers will be required to fill out a clean fill log of the approved Clean Materials Program Application for the site.

The party or parties responsible for contaminated or unsuitable soil will be responsible for all costs incurred by FSL and the Township for managing contaminated or unsuitable soil, including but not limited to, staff time, equipment and materials, analytical testing, disposal, and possible legal fees.

All loads are subject to inspection and testing upon arrival at the site and must conform to the FSL Clean Materials Program terms and conditions.

Clean Materials Program Application

All loads are subject to inspection and testing upon arrival and materials must conform to the Clean Materials Program terms and conditions.

Company & Driver Name: _____

Project name and address: _____

Brief description of project: _____

Material Type and Quantity (loads): _____

Yes OR No: Is there any known or suspected contamination with the materials or on the project site or within 500 feet of the project site?

I agree and understand my responsibility for contaminated or unsuitable materials and that I will be responsible for all costs incurred by FSL and the Township for managing contaminated or unsuitable soil, including but not limited to, staff time, equipment and materials, analytical testing, disposal, and possible legal fees.

I certify that the materials I am delivering to FSL's Oak Park quarry are clean and are in compliance with the terms and conditions of this program. I also agree to and understand my responsibility as part of this program.

Trucking Company

Truck number

Employee Name (signature)

Date



Wisconsin Department of Transportation

Date: 01/03/2014

To: Jon Halverson

From: Dan Reid, PG
Geologist
WI Dept. of Transportation (WISDOT)
Bureau of Technical Services

Subject: **Limestone Quarry – 3522 Oak Park Road, Town of Deerfield**

The limestone quarry located at 3522 Oak Park Road in the Town of Deerfield shows up on WISDOT's historical laboratory testing database as the Mandt Quarry and has been used on several of our projects in the past. The laboratory results from this database (and contained in Attachment 2) indicate that aggregates produced from this source passed all WISDOT specifications. I have conducted field inspections of this quarry and found that it is located in the Platteville Formation and consists of a shaley dolomite rock unit.

Please contact me with any questions.

ATTACHMENT 1
WISDOT Laboratory Test Data

ID	TEST_YR	TEST_NO	TEST_CODE	DEPOSIT	COUNTY	AGG_TYPE	SECTION	TOWN_NO	RANGE_NO	SOUNDNESS	LAWEAR	FCP	DOLOMITE	R4	SANDSTON	WEAR 100
1338	91	255	217	MANDT	DANE	QUARRY	29	7	12	3.8	35.3		.	58		3.8 8
2820	98	9	217	MANDT	DANE	QUARRY	29	7	12	4	46.5		.	87		4 11

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

The Town of Deerfield and Dane County approved a 10 year extension of the CUP for the Oak Park Quarry in March 2009, and the site has been operating under a set of conditions of approval for nine years. During this time, the maintenance and operation of the site has not been detrimental to or endangered the public health, safety, comfort or general welfare. **Procedures and programs in place to safe guard public health, safety, comfort and welfare are summarized below:**

1. **The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

Public Health

No chemicals will be used on site

A Groundwater and Storm Water Pollution Prevention and Spill Response Plan is in place

Well inspections and water testing are part of our pre-blast inspections

Ken Bradbury, hydrogeologist with the Wisconsin Geological and Natural History Survey, stated he was not aware of any quarry or gravel pit that has caused well damage or groundwater contamination

A Clean Materials Program is in place

A Fugitive Dust Control Plan is in place

An Erosion Control Plan and permit is in place

The site is regulated and routinely inspected for safety performance by the Mine Safety and Health Administration (MSHA)

Oak Park Quarry operates the site under a set of conditions of approval for the mineral extraction operations to assure that the project meets the CUP Standards

Public Safety

Trucking access is on Oak Park Road adjacent to USH 12/18

Improvements to Oak Park Road previously approved by the county, paid for by Oak Park Quarry, and built to ensure safe ingress and egress to the site

The site is secured by fences, locked gates and landscaped berms

A blasting management and response plan is in place that stops traffic along Oak Park Road in front of the quarry for a period of 1 to 3 minutes, until the all clear signal is made

Oak Park Quarry operates the site under a set of conditions of approval for the mineral extraction operations to assure that the project meets the CUP Standards

Public Comfort

The site is designed to minimize impacts to the people of the community and to maintain the agricultural nature of the area by such things as berms, planting of trees and continued planting of row crops on all available land not being directly mined

Trucks are routed forward within the site to limit the back-up alarms

No increase in noise

All equipment will have mufflers

The new driveway, if supported will minimize the amount of township road use and also move truck traffic farther away from the church

Site is bordered primarily by farmland and another mineral extraction site

The site will be returned to productive agriculture upon completion

This source will provide an economical supply of high quality aggregate with which to improve and maintain the streets, roads and highways we travel on

Oak Park Quarry operates the site under a set of conditions of approval for the mineral extraction operations to assure that the project meets the CUP Standards

Public General Welfare

This site will provide a substantial source of high quality aggregates within the community with which to build our homes, schools, highways, buildings etc. without incurring additional trucking costs

The scientific and engineering conclusions are that this is an environmentally safe project

All permit and inspections will be maintained with the DNR, county and township

The Oak Park Quarry operates the site under a set of conditions of approval for the mineral extraction operations to assure that the project meets the CUP Standards

- 2. 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.**

Allowed use in the A-1 district, surrounding lands are predominantly zoned agriculture

The site has been operated without impairing or diminishing other properties, including assessed property value in the past nine years

The surrounding berms and the lower elevation for processing will shield vision of crushing and load out areas

Oak Park Quarry operations are fully insured, no formal claims of damage, blasting or otherwise, have been presented in the past nine years

A claims procedures has been introduced to review claims of potential damage caused by blasting or other operational activity in the future

No asphalt plant or redimix plant is part of this permit application

The operation is closed on Sundays, when church services are scheduled

A fugitive dust control plan is in place

All federal, state and local laws and permits will be acquired and maintained throughout the process

The Oak Park Quarry operates the site under a set of conditions of approval for the mineral extraction operations to assure that the project meets the CUP Standards

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.

The Oak Park Quarry has been operating for nine year with no impediments to the normal and orderly development and improvement of the surrounding property

The land uses on the north, west and south are predominantly agricultural

The land use to the northeast also has a mineral extraction site

The land use to the south is agricultural up to USH 12/18

Portions of the CUP area will remain in agricultural use (i.e. farmland) during the nonmetallic mineral extraction process

The CUP area will be returned to agriculture after cessation of the nonmetallic mineral extraction operations and completion of reclamation

The Oak Park Quarry operates the site under a set of conditions of approval for the mineral extraction operations to assure that the project meets the CUP Standards

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

No additional services will be required; the entrance and haul road along with the improvements to Oak Park Road are already constructed and paid for by Oak Park Quarry

A storm water and erosion control plan is in place

The equipment is portable

No permanent structures will be constructed

5. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

All vehicles will enter and exit the site via a single access to Oak Park Road

The entrance road is currently paved and will remain paved for the duration of the site operations

The improvements were made and paid for by the Oak Park Quarry

Trucking from the existing operation for the last 9 years has not impeded the flow of traffic in the area

6. **That the conditional use shall conform to all applicable regulations of the district in which it is located.**

This plan and proposal meets all the applicable regulations of the A-1 Exclusive Ag and A-2 Ag Districts, including such things as building heights, setbacks, side yard requirements, etc.

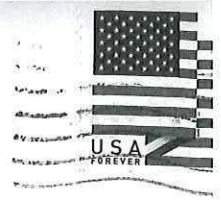
This C.U.P. application is for a period of ten (10) years

This limited term use and agricultural land will preserve A-1 parcel as farm land

Portions of the CUP area will remain in agricultural use (i.e. farmland) during the nonmetallic mineral extraction process

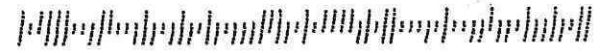
Oak Park Quarry, LLC will comply with Federal MSHA, Wisconsin DNR, Dane County, and Town of Deerfield Regulations/Ordinances

R&S INSURANCE
PO Box 608
STOUGHTON WI 53589



Dane County Department of Planning & Development
Room 116, City-County Building
210 Martin Luther King Jr Blvd
Madison WI 53703

5370383342 0012



Dear Dane County Zoning & Land Regulation Committee,

Did you know the Town of Deerfield has more than 45 miles of roadway and just one commercial quarry?

The Oak Park Quarry has operated safely and supported our community for decades. It is critical that access to its crushed stone and construction aggregates are maintained so we can continue to meet the needs of our community at affordable prices. The quarry's crushed stone materials are needed, located close to key transportation corridors, and meet State specifications for quality.

We support Forever Sandfill & Limestone, a company respected for their dependability and quality products, and ask you to renew their Oak Park Quarry CUP.

Stone shortages for Dane County communities are not far into the future, and with it will come price increases due to transportation distance and fuel use, and impacts such as increased tail pipe emissions, greenhouse gases, and road wear and maintenance—all elements that increase costs and erode the economic strength of the area. The manufacture and distribution of aggregates from the Oak Park Quarry provide real wages for more than 45 local families and contribute to a vibrant, rural economy. **For these reasons and more, we ask you to APPROVE Forever Sandfill & Limestone's Oak Park Quarry CUP renewal application.**

Signed: Waide C. Wollermann

Affiliation: CONSULTANT / ENGINEER

Printed Name: WAIDE C. WOLLERMANN

Company Name/Number of Employees (if applicable): ENDPOINT SOLUTIONS

Additional Comments: