

Lane, Roger

From: Tom Umhoefer <tom.umhoefer@gmail.com>
Sent: Tuesday, January 17, 2023 9:47 AM
To: Planning & Development
Subject: For the ZLR meeting on January 24
Attachments: Rutland CUP Gravel Pit comments.docx

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To Planning Commission of Dane County and Rutland Town Board

I am a resident of Rutland Township and would like to register my opposition to the proposed new/expanding gravel pit on Center Road in Rutland Township -- CUP 02582.. This expansion violates many of our township's CUP development standards. I'm attaching a word document showing which standards would be compromised and my supporting comments as to why.

Thank you

Tom Umhoefer
1409 Lake Kegonsa Road
Stoughton, WI

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I'm writing to express my opposition to a new and/or expanded gravel pit on Center Road in Rutland Township – CUP 02582.

This gravel pit is in opposition to many of Rutland's Eight Standards for Conditional Use Permit, specifically Standards, 1, 2, 4, 5. I've added my comments below the Standards I think are impacted by the Center Road gravel pit.

Standard 1 The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. Explain how the proposed land use will fit into the neighborhood. If there is going to be lighting, noise, outdoor storage, traffic, or other outside activities, explain how the activities will be limited to a reasonable level.

The noise and dust of this pit will certainly be “detrimental to the safety, comfort and general welfare” of all residents bordering the proposed pit. I live within a mile of an also expanding pit on Rutland Dunn Townline Road. I live south of that pit at 1409 Lake Kegonsa Road. Operations start at 7 AM and we can hear their crusher or something start up. Our house used to be much quieter. Traffic is another main detrimental impact. When the pit is in operation, almost daily, we can have a massive dump truck going past our house about every five minutes. They go south down our road to get to Hwy 138.

That means this Center Road operation will be sending trucks on either Old Stage Road, or Old Stone Road to get to Hwy 14. Both roads are narrow with tight curves. I followed a dump truck coming out of the gravel pit north of our house. He did signal to turn right (south) onto Lake Kegonsa Road. Yet when he got to the 'S' curve on Lake Kegonsa Road (just south of the intersection with Rutland Dunn), I was startled to see him cut well across the center of the road, half of this massive and loaded truck was in the oncoming lane. (see diagram below)

The trucks from the Center Road pit might take Center Road north from the pit all the way to County A, before turning west towards Hwy 14. This means that all the residents, and our Town Hall/Garage can hear and watch a constant parade of dump trucks, one every five minutes or so. All the residents along County A will get to see this daily parade as well.



If those trucks are hauling to locations to the east, then Old Stage, Old Stone, or Lake Kegonsa Roads will bear this traffic, as the trucks work their way to Hwy 138.. About four or five miles of narrow roads to get up to Hwy 138 to go east.

Standard 2 The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance or operation of the proposed conditional use. Explain how the proposed land use will fit into the neighborhood and what will be done to avoid potential nuisances, such as limiting the hours of operation, noise control measures, paving the parking area, or the screening of outdoor storage.

The value of all properties bordering the Center Road gravel pit will drop. No one would want to buy a home with a gravel pit in their back yard, or just down the road. Other testimony has shown the property value loss could be 25%. This is incredibly significant, and “substantial” in my opinion. “Enjoyment” will be impaired and diminished due to the noise, dust and truck traffic. All homes near the pit will be assaulted with the roar of trucks and end loaders, the obnoxious back-up beepers, and rock crushers. We can hear the crusher and back-up beepers from the pit that is one mile north of our home.

Standard 4 There are adequate utilities, access roads, drainage, and other necessary improvements to allow the land use, or improvements are planned to provide adequate measures. Explain what impact the proposed use has on such things as water, septic, storm water, electricity, and traffic. Provide information on improvements that may be needed or if additional buildings are needed.

There are no “adequate roads” to the Center Road pit. All are narrow (only 22 feet wide), none have a center line marked and there are basically no shoulders. Any one walking alone, or with another, or with dogs, parents with a baby in a stroller, any runners, or bicyclists will be in danger of the heavily loaded dump trucks barreling down the road. These roads are used by farmers and their big equipment, making a collision even more likely. People moved out here to enjoy the quiet of country life and the convenience of exercising on roads with little traffic. Huge dump trucks on these narrow roads will curtail these activities because the quiet roads would be more dangerous. There was a fatality on Center Road about 15 years ago when a pickup truck hit a runner.

It would seem possible that the septic systems of the homes near the dump could be impacted by a huge hole in the ground near them.

Standard 5 Adequate measures have been or will be taken to provide adequate ingress /egress to public streets and the proposed conditional use will not present traffic conflicts. Provide information on vehicle traffic that the proposed use will generate. Include frequency and types of vehicles.

Hve the pit owners provided estimates of truck traffic? As I said, the pit one mile from my house has trucks going up and down Lake Kegonsa road every five minutes.