

Dane County Zoning CUP 2509

Brett Daggett

To whom it may Concern,

I have many concerns about this operation and their honesty with the community. I feel as though Forever Sand and Gravel is not providing Dane county with honest answers and are trying to make this quarry proposal seem less invasive than it truly will be. For Example;

- On the application they claim there will be 1 full time employee, however Mr. Furseth has informed me that this operation will not be manned during all working hours and many of their own sub-contractors will load their own trucks.
- Under daily traffic, the application states, trucks up to 22 tons, at our Town zoning committee we were informed they will also be open for semi- loads carrying up to 35 tons of material.
- Daily traffic also states, the driveway is a 50' wide and has good visibility onto CTH B. However, there is no driveway at this location, at best it is an agricultural access point off CTH B. My understanding from our Town meetings this proposed drive is actually 20' wide.
- This drive also has a curve approximately 335' from the proposed access. This does not conform to Dane Counties sight distance requirements.

At our town zoning and board meetings, many of the neighbors and I felt unheard, and that many of the members dismissed our concerns without even giving a response. In a few cases where community member's concerns were considered, Supervisor Lowery would direct a question to Mr. Furseth to see if an idea would work for him. In my opinion the zoning board was more concerned about how it would affect Mr. Furseth and Forever Sand and Gravel, with no concern for how it effects the community.

At both meetings I spoke on the 8 Standards required for a CUP. I will outline these concern below. At the Zoning meeting I asked them to address my concerns, not one member addressed a single concern of mine in full, Mr. Lowery touched on real estate values. I asked them to address these concerns 2 more times later during the meeting and my neighbor asked once also. There is audio of this meeting and I strongly urge members of this board to listen to it. At the board meeting, Maureen was the only member of the board, not at the zoning meeting. She informed me she had listened to the audio in full from the zoning meeting. I asked the board once again to address these concerns to no avail. I was SHOCKED to see the "Town Board Action Report", I do not understand how these standards can be marked satisfied, when on 5 different occasions they were asked to address these concerns and not once could a board member give a response.

Standard 1

- - Neighborhood health- the effects of dust on local air quality can cause issues, the most vulnerable people will be elderly, children, and others with preexisting respiratory conditions. Such as asthma.
- Neighborhood safety- Trucks loaded with 35 tons of material driving in low light conditions along with visibility issues due to the sun at sunrise and sunset will be a danger to children and pets playing outside or waiting for school busses.
- Sight Distance issues with proposed access.

- This is also a major route for emergency vehicles between Dane County Sheriffs Southeast precinct and Cambridge and Deerfield.

Standard 2

“the uses, values, and enjoyment of other properties in neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance, operation of proposed conditional use”

- I have seen information showing home value losses of 19% on average within 1 mile of a quarry.
- Outdoor use in spring, summer, and fall will be impaired by the noise of trucks in normal operation, much less the use of engine brakes in front of my house to slow for entry.
- Not to mention the southern winds in spring and summer, blowing dust right at, 4 neighbors houses
- -This will also greatly effect Utica bars outdoor dining. With the trucks noise stopping and starting right in front of the bar.

Standard 4

- I believe there needs to be a local water study done, and paid for by Forever Sand and Gravel, before considering this proposal any more
- My understanding is there is a retention pond that will be used for dust mitigation, However, at the zoning meeting we were told there is no water in this pond, what are the alternative options for water, considering Mr. Furseth has claimed there will not be a well.
- My well is roughly 60' deep, and I would assume most in this area are about the same. The deeper the quarry goes the more drain off into the pit, how will this affect my well and others in the area at 60'?
- Mr. Furseth told me the quarry will go to approximately 920' above sea level, based on googles estimates, my house is at roughly 1000' making this quarry depth below mine and my neighbors wells.

Standard 7

- The primary goals of the Town of Christiana Land Use Plan are: “to preserve productive farmlands, the rural lifestyle and agricultural business character of the Town, and to protect farm operations from conflict with incompatible land uses. This requires that Christiana remain a Low-Density Town”
- This doesn't meet the town land use plan. First it will be placing productive farmland from neighboring fields into this 54 acre quarry proposal.
- The trucks driving by will also greatly reduce the rural lifestyle for many neighbors as I have already explained.

The Dane County website also states, “public need for the particular use at a particular location”

- - We have 4 quarries' very close to this location, my understanding is both the Oak Grove and Bjoin gravel pits have large quantities of materials left, in my opinion there is no need for this pit, especially considering forever sand and gravel already has an operational pit only a few

miles away. The owner of the Bjoin pit also stated at the zoning meeting, he has enough material there to supply our area for the next 10 years.

In Response to Forever Sand and Gravels Study on home values.

This study is not even remotely similar to the situation in Christiana.

- This study first and Foremost, is on the expansion of an existing quarry. Not a new quarry. Yes this site was opened by DOT in 2017, but the access was onto the interstate so it had very little effect on our neighbors especially knowing it was for a short period of time.
- Oak Park ceased blasting in 2016, The study shows home sales largely in 2017 after blasting had stopped. With the stoppage of blasting one can assume the traffic also slowed considering the operation is selling solely re-crush products not new materials.
- The Oak park location shows home sale values of 3 homes that were built while the quarry was in operation, clearly there would be no loss in value considering the quarry was there when they were built.
- The Cattell quarry in Cottage Grove doesn't have a baseline either, it states, "All 5 of existing residences were constructed with quarry in operation"
- Our homes have been here many years without an operational quarry. There will be a loss of value, up to 30% depending on distance from the site, if this is approved.

The only way I can see this quarry being approved and having the least effect on the community would be...

- Change normal working hours for operations to 8am- 4pm Monday- Friday with absolutely no operations on weekends or holidays, so members of the community can enjoy country living in their free time.
- Due to Forever Sand and Gravels previous track record, Change application to "5-year conditional use permit" to see how this operation works with the neighbors and community.
- Making access on East Church, which already has 1 quarry access, the only property negatively affected by the access is the owner himself. Any improvements needed on East Church would be the responsibility of the owner. This will also take the majority of traffic on State HWY 73 and Not County B.
- Guarantees on well structures, water levels, and water quality.
- Property value guarantees based of individual appraisals of each residence within 3 miles.

Thank you for your time and consideration,

Brett Daggett