

**Date:** 8/21/2024

**To:** Dane County Zoning Committee

**From:** Matthew & Brandi Mueller and Michael & Sharon Edwards residents at 7226 Pine Row, Verona.

**Re:** Proposed Quarry in the Town of Verona at 7228 Pine Row

This letter serves to state that we (Matt & Brandi Mueller and Michael & Sharon Edwards) would like to be on the record as being against the proposed CUP for the Wildcat Sand & Gravel pit at 7228 Pine Row. For starters we are concerned that the information provided in the CUP by GZA seems to be a cookie cutter informational and is not written specifically for this location. For example, they mention "Traffic volume added by the proposed mine will be immaterial and unnoticed.", however the current traffic volume for Valley Road has been recorded as approximately 35 vehicles per day in the report, but a 35 year CUP could equate to hundreds of additional dump truck vehicle traffic per day. That does not seem to equate to an "unnoticed" amount of volume.

We have also met casually with Mike Marquette of JMM LLC in person and some of the statements he made to us do not match what is written in the CUP.

Noted below are some of our additional concerns that fall into the Standards outline.

STANDARDS FOR CONDITIONAL USE PERMITS Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code. Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

**Standard 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:**

The proposed gravel & sand pit would put additional dust into the neighboring air. While active farming creates its own dust, that type of farming activity is not continuous during the entire year. Whereas a sand and gravel pit would be continually digging up the earth and continually creating dust due to digging, crushing, moving and loading dump trucks. This can be hazardous to people with health conditions like asthma. Two of the residents at 7226 Pine Row has asthma. We have also heard reports from a resident near the Payne and Dolan pit that their A/C filter clogged up due to the dust and caused repair issues with their A/C unit. The additional dust could also create accelerated wear and tear to the exterior of our home, garages, and vehicles. Our property at 7222 Pine Row has seen a dramatic increase in dust from the Payne and Dolan Pit which is farther away than the proposed site.

**Standard 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:**

As a residential neighbor sharing a boundary with the proposed pit, the enjoyment of our own property will be substantially diminished. The additional dump truck noise, engine noise, load dump banging noises and back up warning beeping sounds will be a nuisance as our home is near the main operation area and entrance. We enjoy many outdoor activities that will be affected by the noise and dust. The proposed hours are extensive and should be reduced if this CUP is approved. Even with a reduction on hours we have been told that Gravel pits can works outside these operating hours when working on State projects meaning the adjustment of hours will not stop the issues from happening at potentially all hours of the day.

Additionally, the proposed CUP, if approved, could have a negative effect on the value of our property and/or the ability to sell said property. An operational gravel pit could make it less desirable and more difficult to attract potential buyers if we ever decided to sell.

Sincerely,

Matthew Mueller

(Brandi Mueller, Michael Edwards, & Sharon Edwards)