

Dane County Zoning and Land Regulation Committee
C/O County of Dane City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Zone and Land Regulation Committee,

I am writing to you on behalf of the Village of Brooklyn board and our residents. We wanted to clarify some information that was stated in the December 22, 2020 meeting and share some new information with you.

At the last meeting on Dec 22, Payne and Dolan stated their plant was active before any homes were built nearby in the Village of Brooklyn. That statement is incorrect. I have imbedded a photo below (12/2004) that clearly shows homes already built and others under construction PRIOR to the Payne and Dolan site even EXISTING. The image below and enclosed are dated 12/2004 as well as showing the present location dated June 2020 via Google Earth Pro (time lapse).



The assertion that the Village of Brooklyn did not seek an Extraterritorial zoning ordinance under s. 62.23(7)(a), Wis. Stats is NOT CORRECT. In fact the Village of Brooklyn sought an Extraterritorial zoning ordinance for the original CUP #1916 that lead to the creation of the current extraction operation. Our request was denied by the Town of Oregon. In fact, the Village of Brooklyn even appealed to the full Dane County Board after County's Zone and Land Regulation Committee approved the original CUP #1916. In regards, this most recent CUP application #2510, the Village was NOT NOTIFIED by the Town of Oregon BEFORE or AFTER they voted to approve it.

Our community strongly believes this will negatively impact property values. All property owners have the right to appeal their property value. Given the issues of smell, etc., from the proposed plant a reduction in assessed value is likely. This in turn would drastically lower the tax revenue the Village of Brooklyn receives (given a minimum of 93 residences would be impacted), thus hurting our community as a whole.

Another critical issue for homeowners is quality of life and enjoyment of their property. This site would have odors and noise that will prevent them from enjoying their property outside during our all too short warm spring and summer months. Payne and Dolan have not adequately explained in detail how they plan to ENSURE that the enjoyment of property owners will NOT be impacted. We expect any stated plans to be backed by data to prove their claims, not just words and hand waving.

As we see it Payne and Dolan is proposing a 19th century solution for a 21st century problem. They state in the section entitled, "Proposed days and hours of operation" of CUP #2510 that they are receiving a lot of requests to work at night on the highway projects the proposed site will be serve. This brings us to the next part of our discussion: New and Innovative ways to produce asphalt. Listed below are the links to articles and research that back up our subsequent statements. We think our alternative proposal benefits all parties equally, without the downside of the CUP #2510.

There is a growing movement in the asphalt industry for job site production over production at a fixed asphalt plant and transporting it to the job site. As Payne and Dolan and the articles below indicate, transporting asphalt has several problems including the need for insulated trucks to prevent it from cooling. Some producers compensate for a lack of insulated trucks by overheating the asphalt which causes it to become brittle and reduces its usability and longevity. The references state that asphalt producers are setting up portable asphalt plants ON THE JOB SITE (up to 1.1 tons can be mixed PER BATCH on the job site). This is more environmentally friendly because the input products (aggregate etc.) are temperature stable and are stored on site for USE at ANYTIME. Only the amount of asphalt needed for that day's schedule is mixed – thus zero waste. It TRULY is a temporary situation because when the job is done the portable plant is moved to the next job site. If Payne and Dolan offered this service in our area, their employees would go to the job site instead of the proposed site. Payne and Dolan would be the first in our area to do so and therefore would have an advantage over their competitors.

1. Asphalt Industrial Alliance article https://www.asphaltuk.org/case_studies/site-mixed-asphalt-innovation/
2. Tarmac Company Article - https://tarmac.com/products/asphalt/ultipatch-sitemix/?p_scr
3. Science Direct - Creating Asphalt ON site - <https://www.sciencedirect.com/science/article/abs/pii/S0032591018310131>
4. Roads and Bridges - HOW TECHNOLOGICAL INNOVATIONS ARE DISRUPTING THE ASPHALT MIXING PLANTS DEMAND - <https://www.roadsbridges.com/how-technological-innovations-are-disrupting-asphalt-mixing-plants-demand>

I want to thank you for your time in reviewing all of these items with regard to CUP #2510.

Sincerely,

Brittany A. Springer

Brittany A. Springer,
Village President on behalf of the Village Board and community