

Presentation to Polk County
Land Information Committee
Regarding Kraemer SEP Application

By
Bob Wright, Supervisor
Town of Osceola

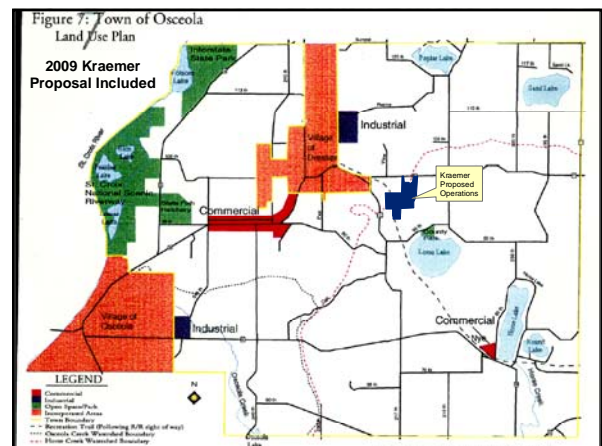
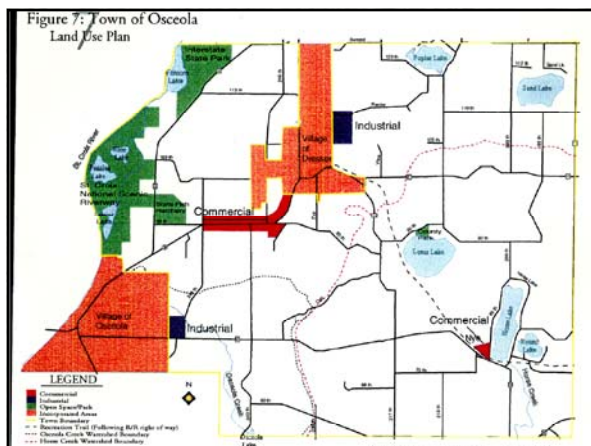
Topics of Discussion

- Land Use Compatibility Analysis
- Response to Kraemer's Rebuttal
- Additional Observations of the Process

Kraemer Proposes to Mine Basalt Rock
in Osceola Township

- Eighty Nine Acres of Active Operation
- Activities Would Include
 - Drilling
 - Blasting
 - Crushing
 - Washing
 - Heavy Vehicles
 - On site
 - On Roads

Kraemer's Proposal is an
Industrial Land Use



Proposed Activity Conflicts With Town's
Current Comprehensive Plan

But Is It Incompatible With The
Surrounding Land Uses?



What Do Other Mine Sites Look Like?

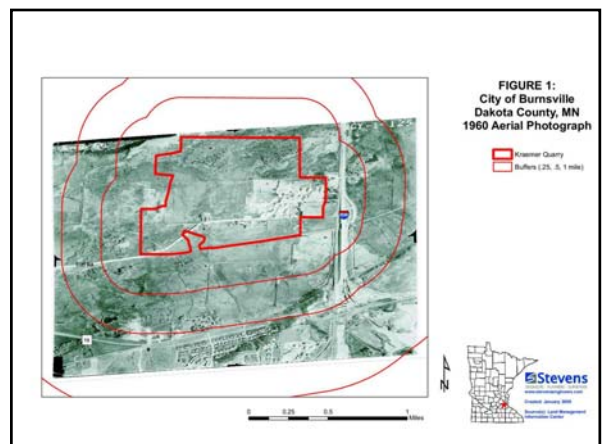
Review of Current Kraemer Operations
Provided by Stevens Engineering

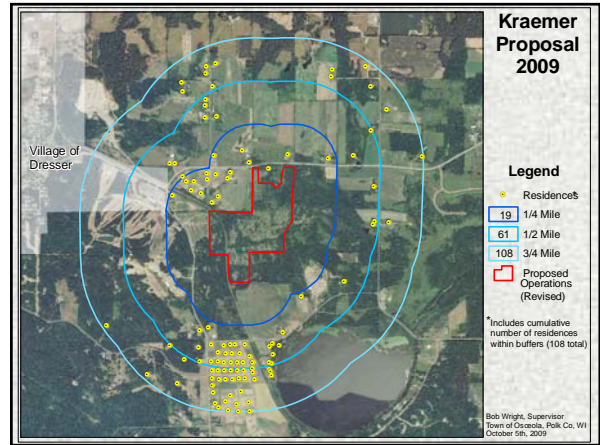
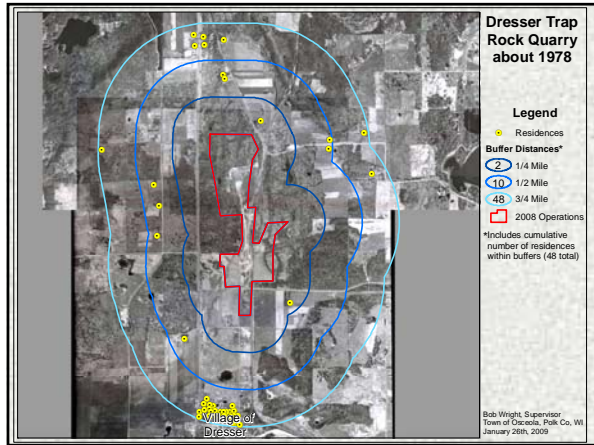
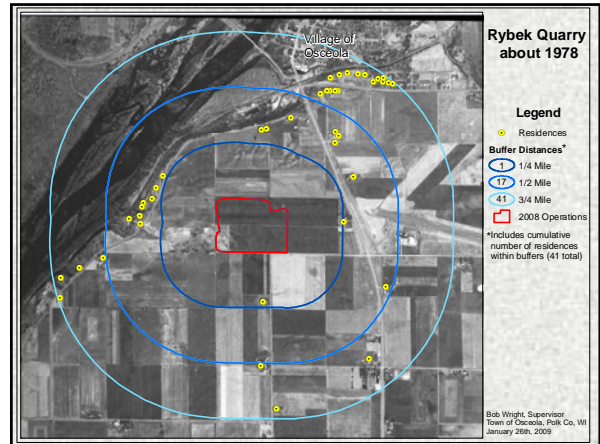
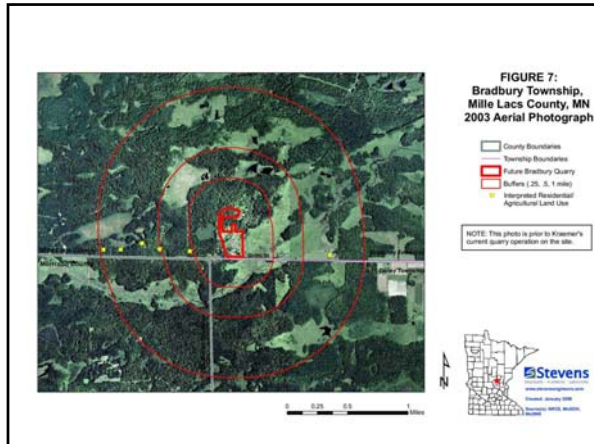
- Burnsville
- Mille Lacs

What Did These Sites Look Like
At Start up?

Compared and Contrasted Start-Up Land
Use, Specifically the Number of
Residences, for the proposed Kraemer
site and 4 Active Operations:

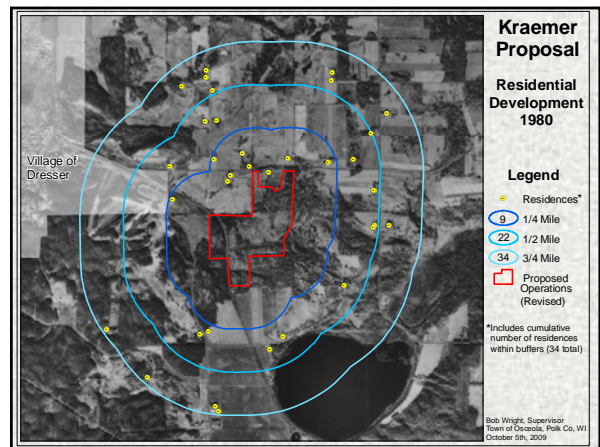
- 1.Kraemer limestone quarry at Burnsville
- 2.Kraemer granite quarry at Mille Lacs
- 3.Rybek gravel/limestone quarry south of Osceola
- 4.Dresser Trap Rock basalt quarry north of Dresser

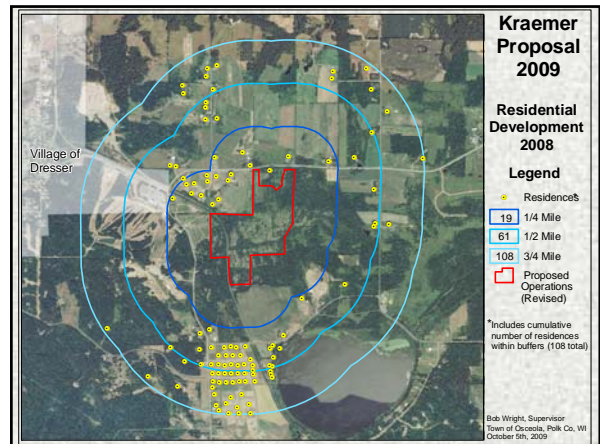
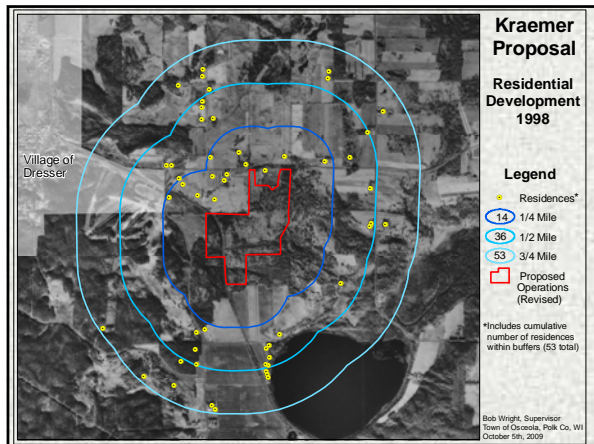




Number of Residences Near Quarry at Beginning of Operations

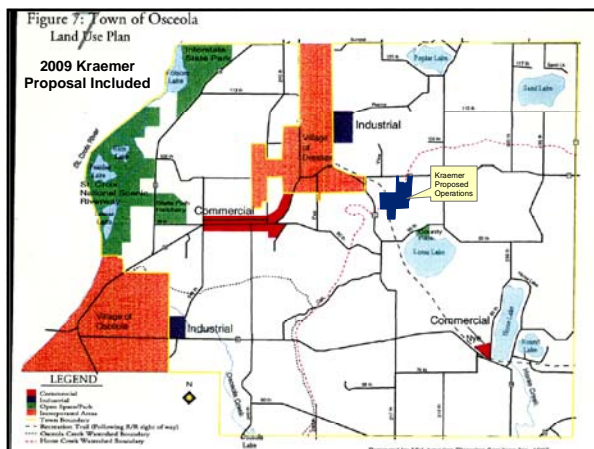
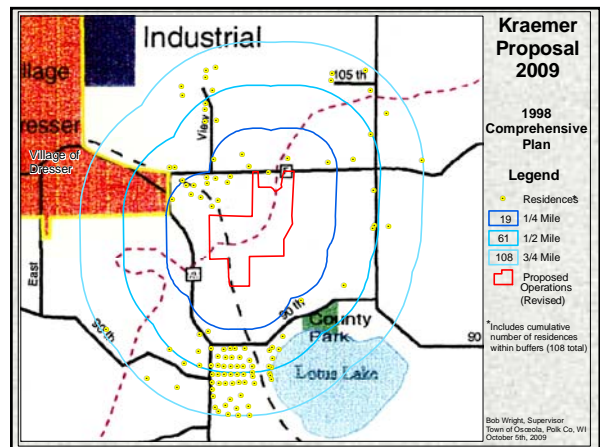
Quarry	Residences Within		
	1/4 Mile	1/2 Mile	3/4 Mile
Burnsville	0	0	84
Mille Lacs	0	1	4
Rybek	1	17	41
Dresser Trap Rock	2	10	48
Kraemer Proposal	19	61	108





Housing Development Trend Surrounding Proposed Quarry

Time Line	Residences Within		
	1/4 Mile	1/2 Mile	3/4 Mile
1980 Rochford Rezone	9	22	34
1998 Comprehensive Plan	14	36	53
2008 Quarry Proposal	19	61	108



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Proposed Activity Conflicts With Town's
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Surrounding Land Uses?

Based on Residential Growth and
Land Use in the Area:

- In 1980 Probably Not
- In 1998 Maybe
- In 2008 Yes

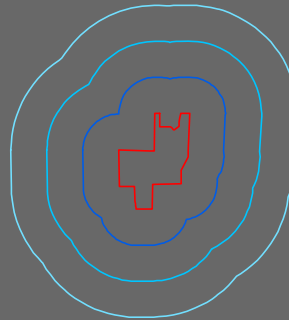
Response to Kraemer's Rebuttal

- Technical Approach to Analysis

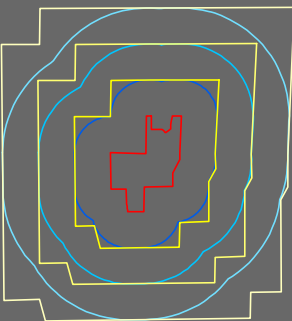
Technical Comparison of Radii Used to Assess
Housing Densities Within 3/4 of a Mile



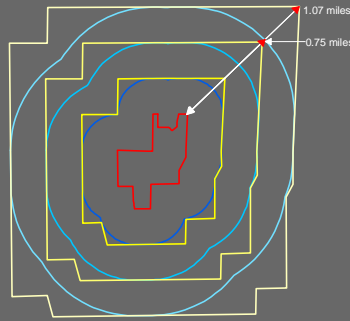
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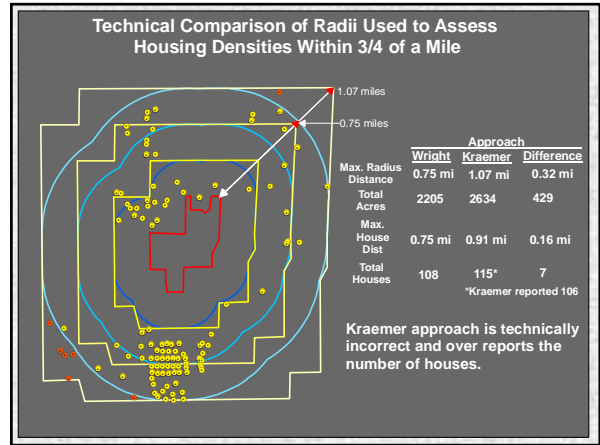
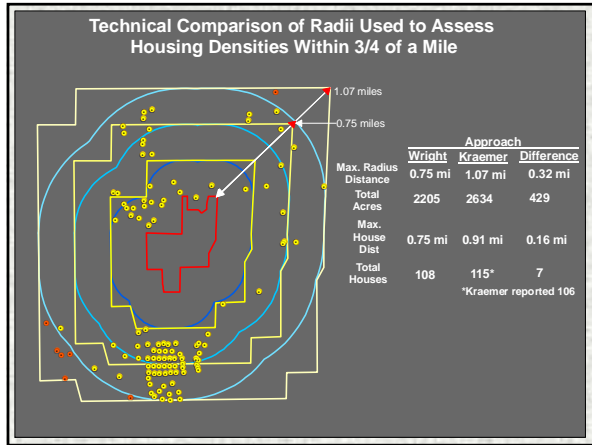
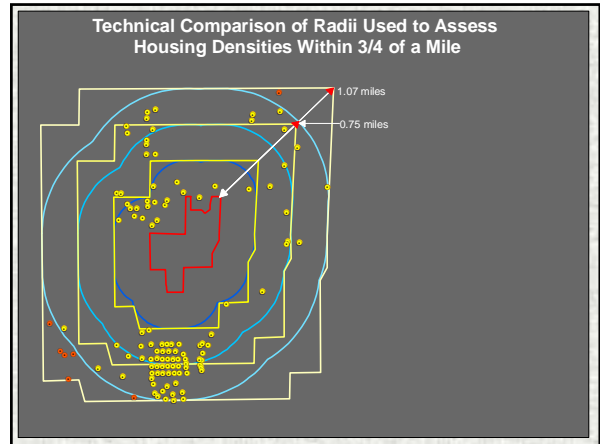
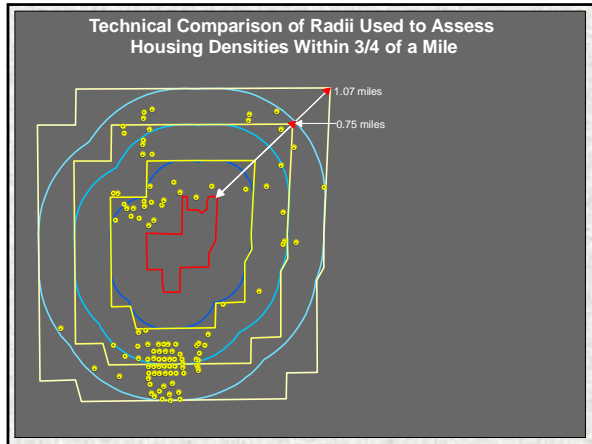


Technical Comparison of Radii Used to Assess
Housing Densities Within 3/4 of a Mile



Technical Comparison of Radii Used to Assess
Housing Densities Within 3/4 of a Mile





Response to Kraemer's Rebuttal

- Technical Approach to Analysis
- Reasons for Analysis

From Kraemer's revised SEP

"The Township alleged in a presentation by Supervisor Wright during the rezoning process (even though it was unrelated) that the quarry would be located too close to rural residential land uses and would prevent development." (Wright's emphasis)

Kraemer alleges the latter throughout their revised SEP.

Wright's Response

- Wright did allege during the rezoning process, and still alleges, that the quarry would be located too close to rural residential land uses, based, in part, on the analysis of residential densities just presented
- Wright has never alleged that the quarry would prevent development.

What Wright Actually Said (From meeting recordings and e-mails)

- January 26th 2009 Plan Commission Meeting - "The big questions is as Amy alluded to for me was when Mr. Clark said at one of our first meetings 'It's a lot different building your house and living there knowing that the mine is there versus it coming in after you were there.' So my question was Well what did these other sites look like at start up?"
- February 2nd 2009 E-mail Response to Land Owner/Applicant – *Land Owner Applicant: "What was your point Bob? People don't build by existing quarries or people leave their homes after quarries arrive?"* Wright's Response: "As my PowerPoint presentation indicates, my intent was to answer 2 questions: 1) What was the residential development surrounding these other quarries when they began operations? and 2) What did the area surrounding the Kraemer proposal look like a) When Rochford's property was re-zoned from Agriculture to Commercial (1981), b) When our current Comprehensive Plan was adopted (1998) and c) Currently (2008)?"

What Wright Actually Said (From meeting recordings and e-mails)

- February 9th 2009 Town Board Meeting – During discussion of quarry examples provided by Kraemer. Wright to Mr. Anderson: "Well, another question I had about these 11 examples is 'What did it look like when they started? Who was there first? My overriding issue is Who was there first?'"
- February 9th 2009 Town Board Meeting – Comment from Chairman Strohane to Mr. Anderson: "I can't say I believe, you know residences there today, as Bob said 'Who was there first?', I find it tough to say they have to sacrifice, that they have to make the sacrifice for the good of the community."

Wright's Main Consideration

- The main consideration has always been whether or not the residences living near a quarry or proposed quarry have a choice in the matter. "Who was there first?"
- Wright has never alleged that the quarry would prevent future development. People who live next to an existing quarry have chosen to do so.

Assertion by Land Owner/Applicant

February 3rd, 2009 E-mail to Wright – "What a quarry looks like when started means very little. Whether an area has no houses, some houses or a great many houses at start-up is irrelevant."

Submittal to LIC from Wright

The number of houses at start up is very relevant, as evidenced by the interest in Kraemer's SEP application.

Brief Response to Appendix A of Revised SEP

1. Kraemer proposal versus Dresser Trap Rock
 - a) The radii used to determine commercial and residential densities within $\frac{3}{4}$ of a mile are incorrect.
 - b) DTR residential development is concentrated in the south and buffered by commercial use. Kraemer proposal residential development surrounds the site with no non residential buffering
 - c) DTR has significant land holdings to help mitigate activities. Kraemer does not.
 - d) DTR was there first.

Brief Response to Appendix A of Revised SEP

2. Martin Marietta Quarry
 - a) 1938 situation likely compatible in 2009
 - b) Later residential development near operation is by choice
 - c) Significant effort to keep adjacent uses compatible.
3. North Potomac Quarry
 - a) 1959 situation likely compatible in 2009
 - b) Later residential development near operation is by choice
 - c) Residential development closest to operation was last to come in.

Brief Response to Appendix A of Revised SEP

In regard to all the examples presented in Appendix A:

A thorough review of the specifics surrounding each situation must be performed before an informed opinion can be reached.

The Town of Osceola has done this for the Kraemer SEP application now in front of the Land Information Committee.

General Observations on Process On Hiring Consultants

- “It is important to recognize that an industrial developer retains consultants to ensure his proposed development meets the State and Federal legal emission limits for health and safety.” – George Kamperman, noise consultant with 57 years of experience.
- It is unrealistic to expect the applicant to be forthcoming with the potentially negative aspects of their proposed operation.

General Observations on Process On Hiring Consultants

- “My mission is to look at some of the same design data from the perspective of the residents living near the proposed quarry development.” – George Kamperman, noise consultant with 57 years of experience.
- The Town of Osceola would not be serving it's citizens if it did not retain consultants to review a quarry development proposal from this perspective.

General Observations on Process Anticipation

- The SEP application contains numerous comments regarding what the applicant “anticipates” will happen.
- What if something doesn't go as “anticipated”?
- The Town will likely be involved in addressing it.

Conclusions

- The Town of Osceola has made a significant and good faith effort to review all aspects of Kraemer's SEP application.
 - Over \$16,000 in consulting fees
 - Over 600 hours by members of the Town Board
- The Town's recommendation to deny the application is the result of this effort.
- The overall impact on the Town is likely to be negative.
- The Town will likely be directly involved with addressing complaints, etc

Conclusions

The Town of Osceola asks that the Polk County Land Information Committee give full consideration to the Town's thorough review of this application and deny approval of the application.