



October 27, 2025

Tom Burch  
Milestone Materials  
920 10<sup>th</sup> Avenue North  
Onalaska, WI 54650

RE: Junior Ridge Non-Metallic Mining Conditional Use Permit (1066 Maple Ridge Road)

Dear Mr. Burch:

On Monday, October 20, 2025, the Plan Commission reviewed and denied the Conditional Use Permit request for a Non-metallic Mine on property located at 1066 Maple Ridge Road.

The Plan Commission's denial was based on substantial evidence that criteria 1, 2, 3 and 5 listed below could not be met.

Per § 520-121. - Conditional use permits. Specifically, G. Review criteria for conditional use permit. Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved:

(1) Is the proposed conditional use in harmony with the comprehensive plan, this chapter, and any other plan, program, or ordinance adopted by the village?

No. The noise of heavy excavation equipment and additional truck traffic (35-40 trucks/day) associated with the proposed use creates a public nuisance. "A thing, act, occupation, condition or use of property which shall continue for such length of time as to substantially annoy, injure or endanger the comfort, health, repose or safety of the public."

Establishing a non-metallic mine in this location conflicts with the 2019 Village of Kronenwetter Comprehensive Plan. Chapter Eight, Land Use. Goals, Objectives, & Policies: e. Strive to avoid allowing conflicting land uses to be located adjacent to one another. j. Encourage development that preserves to the extent possible the quality of life that residents enjoy.

Finally, the Comprehensive Plan under Chapter Eight, Land Use Goal: "The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability." The area where they propose to mine is serviced by public water and sewer infrastructure. The mine will create a large body of water that can never be developed. The Village's investment in this area will be lost.

(2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property,

the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted by the village?

**No. A reasonable person would conclude activities associated with the proposed non-metallic mine, operating heavy equipment and increased truck traffic, will negatively affect the quality of life for nearby residents. In addition, the proposed use would negatively affect the character of the neighborhood and create undue adverse impacts on the adjacent residential properties. Finally, the proposed use does not conform to existing uses in the area.**

(3) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

**NO. The proposed use discourages anyone developing in the area due to mining operations and increased truck traffic over the next 15 -20 years. In addition, when the mining is complete all that will remain is a large body of water, eliminating any potential for future taxable development. The proposed use impedes long term use of the property.**

(4) Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

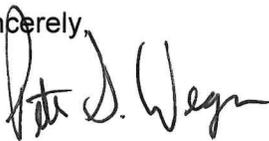
(5) Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

**NO. The potential adverse impacts far exceed potential public benefits. The proposed use would eliminate the current value of the parcel rather than enhance or increase it, as well as prevent the possibility of any possible future development. The proposed use is not advantageous to the Village and neighboring property owners are negatively affected.**

An appeal of a decision by the Planning Commission may be taken to the Village Board by any person, firm or corporation or any officer, department, board, commission or agency of the village who is aggrieved by the decision. Such appeal shall be made in writing to the zoning administrator within ten days after the date of the commission's decision.

If you have further questions, please feel free to contact me at 715-692-1729.

Sincerely,



Peter S. Wegner  
Community Development/Planning and Zoning Director  
Village of Kronenwetter