



## **Report to Planning Commission**

**Agenda Item:** AMERICAN ASPHALT OF WI, 1116 HAPPY HOLLOW, CONDITIONAL USE PERMIT RENEWAL

**Meeting Date:** March 31, 2024

**Referring Body:** Plan Commission

**Committee Contact:** Chris Voll

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** AMERICAN ASPHALT OF WI, 1116 HAPPY HOLLOW, CONDITIONAL USE PERMIT RENEWAL

**OBJECTIVE(S):** American Asphalt submitted a Conditional Use Permit Renewal Application for Non-Metallic Mining at Plant 22 Sand Pit Site (1116 Happy Hollow Road). No complaints have been filed with the Village. Staff recommends the Committee approve the Conditional Use Permit Renewal Application.

**HISTORY/BACKGROUND:** The Village typically renews Non-Metallic Mining Conditional Use Permits for 1 year. Their current permit expires on June 30, 2025. American Asphalt requests the Planning Commission to consider extending the renewal period to every 3-5 years for this particular site. On March 17, 2025, the Planning Commission had concerns with the PIN number and address represented on the CUP Renewal Application. Staff was directed to research the original Nonmetallic Mining CUP and past renewals to confirm the area (parcels) included today were included within the original CUP applications.

In 1998 a Non-Metallic Mining CUP was issued for the “Emmerich Property,” which included PIN: 145-2707-104-0978. In 2000 a second Non-Metallic Mining CUP was issued for “Plant 22 Site,” which included PIN’s: 145-2707-104-0984, 145-2707-104-0989 and 145-2707-103-0968. Finally, in 2005 a third Non-Metallic Mining CUP was issued for PIN: 145-2707-104-0977.

Per electronic records and paper files, CUP Renewals were submitted and approved to cover all parcels mentioned above. The property address listed on the renewals has always been 1116 Happy Hollow Road. Parcel Identification Numbers provided have varied. Site maps were not attached to every renewal application. Those that did, one as recent as 2023 included all parcels approved under the previous three CUPs.

**RECOMMENDED ACTION:** To consider approving a 3-5-year renewal instead of the current one-year renewal requirement for the American Asphalt Plant 22 Sand Pit Site.

**ATTACHMENTS:** Conditional Use Permit Renewal Application.