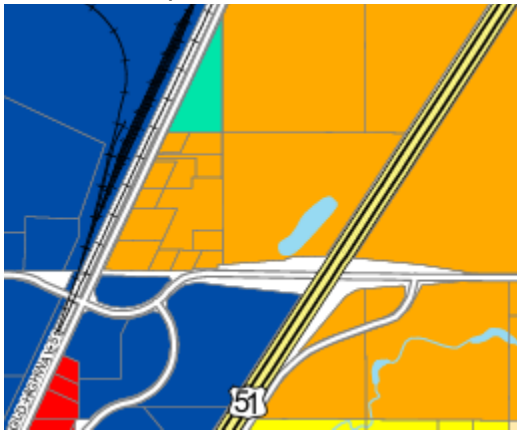


Eau Claire River, LLC Non-Metallic Mining Application

Additional Information September 9, 2026

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?

- The subject property is identified as a **Commercial/Industrial** land use on the Future Land Use Map, Village of Kronenwetter Comprehensive Plan dated 2019
- Below you will find an excerpt from the Comprehensive Plan Future Land Use Map showing the subject parcel in yellow highlight as Commercial/Industrial
- The Comprehensive Plan defines the Industrial/Commercial area as; **Area designated for concentrated development in an industrial park (heavy) or business park (light/office) setting.** See page 122 within the Comprehensive Plan.
- In March 2026 we rezoned the parcel to M2 General Industrial (heavy) to accommodate the non-metallic mining land use which is a Conditional Use of the M2 district.
- The rezoning effort required to perform non-metallic mining is in harmony with the Village of Kronenwetter 2019 Comprehensive Plan based on the findings within the Comprehensive Plan.



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 improvement, 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 other plan, program, map or ordinance adopted by the Village?

- The proposed conditional use request supports the Village's efforts to redevelop the subject area for Industrial/Commercial development by:
 - o ***result in a substantial or undue adverse impact on nearby property***

- A minimum 25-foot wooded buffer will remain around the entire perimeter of the subject property
- The westerly edge of the proposed non-metallic mining excavation is more than 500-feet from the nearest adjacent buildings
- The completion of the excavation will generate enough flood storage to mitigate all the Bull Junior Creek Flood Storage Reservoir #2 on the subject property and the adjacent properties impacted by the flood storage impacts
- ***the character of the neighborhood***
 - The land to the north is zoned agricultural and is currently wooded. The completed pond excavation will be an amenity and buffer to the land to the north and any future development of those lands
 - The completed pond excavation will be both a visual amenity and provide stormwater and flood storage controls for the future development of the westerly portion of the subject property
 - The completed development will be an enhancement to the overall neighborhood providing flood storage and an enhanced visual amenity
- ***environmental factors***
 - Flood storage mitigation will be provided protecting existing and future developments from harmful flood impacts
 - The completed pond excavation will provide wildlife habitat opportunities that do not exist today
 - Open space visual site lines will be enhanced for the property users and the traveling public
- ***traffic factors***
 - Removing approximately 29 acres (extent of the non-metallic mining efforts) of the full 35.6 acres from future development reduces the overall traffic impacts influence on the local infrastructure system
- ***parking***
 - No parking required upon the completion of the reclamation project
- ***public improvements***
 - Minimal impact on public improvements at the completion of the project
 - No sewer/water required for the non-metallic mining effort
 - Hauling of earthen materials will be limited to those roads constructed for heavy vehicle traffic
 - The parcel is currently served by a right-in/right-out access point. Full access to the site requires a break in the median. This median break is being requested with this application. Previous discussions with the Village team were favorable for the median break.
- ***public property or rights-of-way***
 - The parcel is currently served by a right-in/right-out access point.
 - Full access to the site requires a break in the median.

- This median break is being requested with this application.
 - Previous discussions with the Village team were favorable for the median break
- ***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 other plan, program, map or ordinance adopted by the Village?***
- The proposed plan is in concert with the 2019 Comprehensive Plan
 - The positive impacts of visual open spaces and sight lines are a positive impact to the traveling public
 - There are no public water supply sources near the proposed excavation
 - Site dust controls, wooded buffer, and the elevation of the excavation will limit impacts to the adjacent land or traveling public
 - The subject land is located within TID #1 which is a financially distressed TID. Development of the subject land to support the TID plan has been out of reach due to the excessive costs to fill the land above the flood protection elevation (2-feet above the flood plain elevation). The ability to create an on-site non-metallic mine provides the ability to offset the earthmoving costs to develop the remainder of the property providing valued tax incremental development.
 - The existing tax burden within TID #1 will fall on the shoulders of the Kronenwetter residents if tax increment within TID #1 is not created at the end of the TID plan year. The proposed plan provides a path forward to create the needed tax increment potentially relieving the citizens of Kronenwetter of this burden.

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?

- The proposed land use provides support for TID #1 and development of commercial/industrial development through the creation of the non-metallic mine. The existing site conditions create the need for 1 to 7 -feet of earthen fill to bring the site to a suitable development grade meeting the flood protection elevation as required by Village of Kronenwetter Code 520-49. Importing earthen fill material has been proven to be too costly as potential land users have attempted to develop the parcel but backed away due to the earth moving costs over more than 20 years. A stark realization of this factor can be witnessed when comparing the Village of Weston Industrial Park progress versus the progress of TID #1 over the same period.

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?

- The area can adequately be served utility services
- Sanitary Sewer and Water were installed on the adjacent parcel to the west
- Easements are not in place allowing the subject property to access the utilities
- The Village has been asked to obtain easements over the existing sanitary sewer and watermain since 2004 allowing service to extend onto the subject property.

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

- The following factors provide public benefit to support the conditional use approval:
- Supports the financially distressed TID #1 to assist with removing/reducing the debt burden by cost effectively creating building pads for future development
- Creates a visual amenity upon completion of the excavation/reclamation efforts
- Creates an attractive open space and buffer from Interstate 39
- Increases the assessed value of the parcel post final excavation reclamation
- Provides for future development sites for job creation within our community
- Provides for future development sites adjacent to Interstate 39 keeping commercial/industrial traffic from the local roadway network
- Creates wildlife habitat

See the attached plan sheet identifying adjacent structures and the approximate distance to the excavation. No buildings are proposed under this conditional use. Proposed buildings will be provided to the Village for review and approval under the land division and site plan review process.

There are no public utilities on the subject parcel. Sanitary sewer and watermain are located on the adjacent parcel to the west. See the response to question #4 for further detail.