



Gary Knutson  
Town Board Chairperson  
Town of Richmond Planning Commission  
1453 County Road GG  
New Richmond, WI 54017

November 4, 2024

RE: Cemstone Rezone Application

Mr. Knutson,

This letter is the response by Cemstone Ready-Mix, Inc. (Cemstone) to the St. Croix County Community Development Committee's (CDC) action at their October 17, 2024, meeting to postpone decision on the application until their December 19, 2024, meeting. Between now and December, the CDC is requesting the Town to consider questions and comments made by residents during the public comment portion of the October 17<sup>th</sup> meeting for further consideration by the Township.

Cemstone's request is to rezone five parcels from the R-2 district to R-1. The five parcels are owned by Roberts Concrete Products, Inc., but Cemstone leases the land. The 4 parcels that were formerly a golf course were purchased in 2021 while the 5<sup>th</sup> parcel to south of the former golf course was purchased in April of 2023. These parcels are adjacent to the existing mine site operated by Cemstone. The current mining property is zoned R-1 within the Nonmetallic Mining Overlay District. The rezoned properties would then be added to Cemstone's existing Conditional Use Permit (CUP) for mining. Mining on this property is consistent with the Comprehensive Plans for both St. Croix County and the Town of Richmond,

Cemstone took over operations from Utecht Sand and Gravel in 2015. Since 2015, there have been zero complaints submitted to Cemstone, zero formal complaints submitted to the Town of Richmond or St. Croix County, and no fines issued by the Town of Richmond or St. Croix County. Cemstone diligently follows all required permit conditions and receives annual visits from the County. It is important to note that the amount of production is not changing due to adding land to the permit. Production will stay at the current level. That means no additional truck traffic. There will be no new accesses requested, and the truck traffic patterns will remain the same. All processing – crushing, washing and stockpiling – will stay at its current location. The processing has the potential to be the loudest piece of the mining process, and it will not be moving closer to any residences. Cemstone will continue to reclaim the mine as it progresses.

Cemstone adheres to the hours of operation as stated in the CUP (6:00am – 6:00pm Monday – Saturday for mining, crushing, screening, and hauling) unless required to supply a state project. Cemstone complies with required mining setbacks and utilizes berms not only for on-site safety, but also to screen surrounding properties visually and from noise and dust. In addition to the mining setbacks, a proposed 500-foot-wide buffer will be kept in place between the proposed



operational limits and the properties to the west. Cemstone has instituted additional measures to minimize noise including white noise backup alarms for heavy equipment, poly coated decks on screeners, and utilizing line power instead of running generators. Dust control, including watering of internal haul routes and stockpiles, is used onsite and is documented in accordance with air permit requirements. We also note that there are other potential sources of dust in the area, including farming, gravel roads, and gravel driveways

As mentioned above, truck traffic volumes will not increase since there is no increase to production levels involved with the proposed expansion. We did hear the concerns about jake braking and will make a point to post notices at our scale for all third-party haulers to refrain from jake braking in the Township. We will also ensure there is a map posted with the truck traffic routes out to the main highways.

Cemstone's CUP does not allow mining into groundwater, so there is no mining into the water table. There are no chemicals required for sand and gravel mining, and the only liquids storage we have on-site is fuel. We have a large diesel tank that is double-walled and stored on a fenced concrete slab. We also have a portable fuel tank that is stored in concrete secondary containment. Our wash ponds only handle sediment from the raw materials. Potential impacts on the groundwater at the site are minimal.

We heard concerns about property values at the County hearing. Based on a review of public records, since 2019, four landowners with residential homes directly bordering or across the street from the existing Utecht mine boundary saw their property's land valuation increase 14% (1454 120<sup>th</sup> Street – 6 acres), 75% (1432 120<sup>th</sup> Street – 28.00 acres), 70% (1156 County Road G – 14.27 acres), and 20% (1465 120<sup>th</sup> Street – 13 acres).

We would like to thank the Town of Richmond for their time and consideration in providing its recommendation to St. Croix County for rezoning the five parcels from R-2 to R-1. If the Town would like more information or has any questions, please reach out to Alex Olin [aolin@cemstone.com](mailto:aolin@cemstone.com) or 651-286-1307.

Thank you,

A handwritten signature in black ink that reads "Alex Olin".

Alex Olin, PE  
Environmental, Facilities and Engineering Manager