



# PLAN COMMISSION MEETING AGENDA

June 16, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

---

**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. ANNOUNCEMENT OF PUBLIC HEARING**

**C. CONDITIONAL USE PERMIT**

Milestone Materials, 920 10th Avenue North, Onalaska, WI, 54650, Requests a Conditional Use Permit for a Nonmetallic Mining Operation and Shop Facility on 2070 and 2071 Queenland Drive, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN.

2070 Queenland Dr, SEC 10-27-07 PT OF NE 1/4 NE 1/4 - ALSO PT OF NW 1/4 NW 1/4 SEC 11 - LOT 3 CSM VOL 64 PG 16 (#14379)(DOC #1449149 EX DOC #1499367-RD. 22.300 Acres, PIN 145-2707-101-0965.

2071 Queenland Dr, SEC 10-27-07 PT OF NE 1/4 NE 1/4 - LOT 1 CSM VOL 64 PG 16 (#14379) (DOC #1449149) EX DOC #1499365-RD. 9.160 Acres, PIN 145-2707-101-0967.

**D. ZONING CHANGE REQUEST (Chad Bleibaum)**

Chad Bleibaum, 4192 Martin Road, Kronenwetter, WI 54455 requests a zoning change of 9.706 acres from RR5 - Rural Residential 5 to RR2 - Rural Residential 2, located at 4162 Martin Road, Kronenwetter, WI 54455. Parcel Identification Number: 145-2708-013-0993. Legal description of the subject property: SEC 01-27-08 PT OF E 1/2 SW 1/4 SW 1/4 PCL 1 CSM VOL 57 PG 63 (#13126) (DOC #1355513).

**3. CLOSE PUBLIC HEARING**

**4. PUBLIC COMMENT**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

**5. SELECTION OF VICE-CHAIR**

**6. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION**

- E.** 2025 03 17 PC Meeting Minutes
- F.** 2025 03 31 PC Meeting Minutes
- G.** 2025 04 21 PC Meeting Minutes
- H.** 2025 05 01 PC Meeting Minutes

**7. REPORTS AND DISCUSSIONS**

- I.** Community Development Director Report

**8. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION**

- J.** Discussion and Possible Action: Glacier Meadows Concept Plan

**9. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION**

- K. Discussion and Possible Action: Milestone Materials Conditional Use Permit Application for a Nonmetallic Mining Operation.
- L. Discussion and Possible Action: Zoning Change Request and CSM Chad Bleibaum

**10. NEXT MEETING: JULY 21, 2025**

**11. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**12. ADJOURNMENT**

***NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.***

**Posted: 06/12/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**



## **Report to Planning Commission**

**Agenda Item:** MILESTONE MATERIALS, 2070 AND 2071 QUEENLAND DR  
CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation

**Meeting Date:** June 16, 2025

**Referring Body:** Plan Commission

**Committee Contact:** Dave Baker

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

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

**AGENDA ITEM:** MILESTONE MATERIALS, 2070 AND 2071 QUEENLAND DR  
CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation.

**OBJECTIVE(S):** To review the Conditional Use Permit and related documents for a Nonmetallic Mining Operation located at 2070 AND 2071 QUEENLAND DR.

**HISTORY/BACKGROUND:** Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on the property.

The subject property has been for sale for quite some time and is difficult to develop due to the vast majority of it being low lying and within the mapped floodplain. The property is currently grassland and zoned General Industrial (M2). The site is bordered on the north by Kowalski Road and on the east by Interstate 39. It is otherwise surrounded by a mixture of residential, commercial, and industrial properties.

On January 8, 2025, the Plan Commission reviewed and denied a Non-metallic Mining Conditional Use Permit Application for these parcels. The Plan Commission's denial was based on substantial evidence that review criteria 1, 2, 3 and 5 could not be met.

The Zoning Administrator accepted a new application less than 12 months from the date of denial due to a change in factors. These factors include limiting the mining operation to only Lot 3 (2070 Queensland Drive), providing a minimum property tax payment and an option to purchase land for an interchange.

**RECOMMENDED ACTION:** The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

2017 Act 67

- requires that standards governing conditional uses be “reasonable and, to the extent practicable, measurable...”
- prohibits a community from basing a conditional use permit decision on “personal preferences or speculation.”
- instructs that, where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

**ATTACHMENTS:** Conditional Use Permit application, Proposed Development Agreement and Staff Report.



MILESTONE MATERIALS, 2070 AND 2071 QUEENLAND DR  
CONDITIONAL USE PERMIT  
for a Nonmetallic Mining Operation

STAFF REPORT FOR PLAN COMMISSION

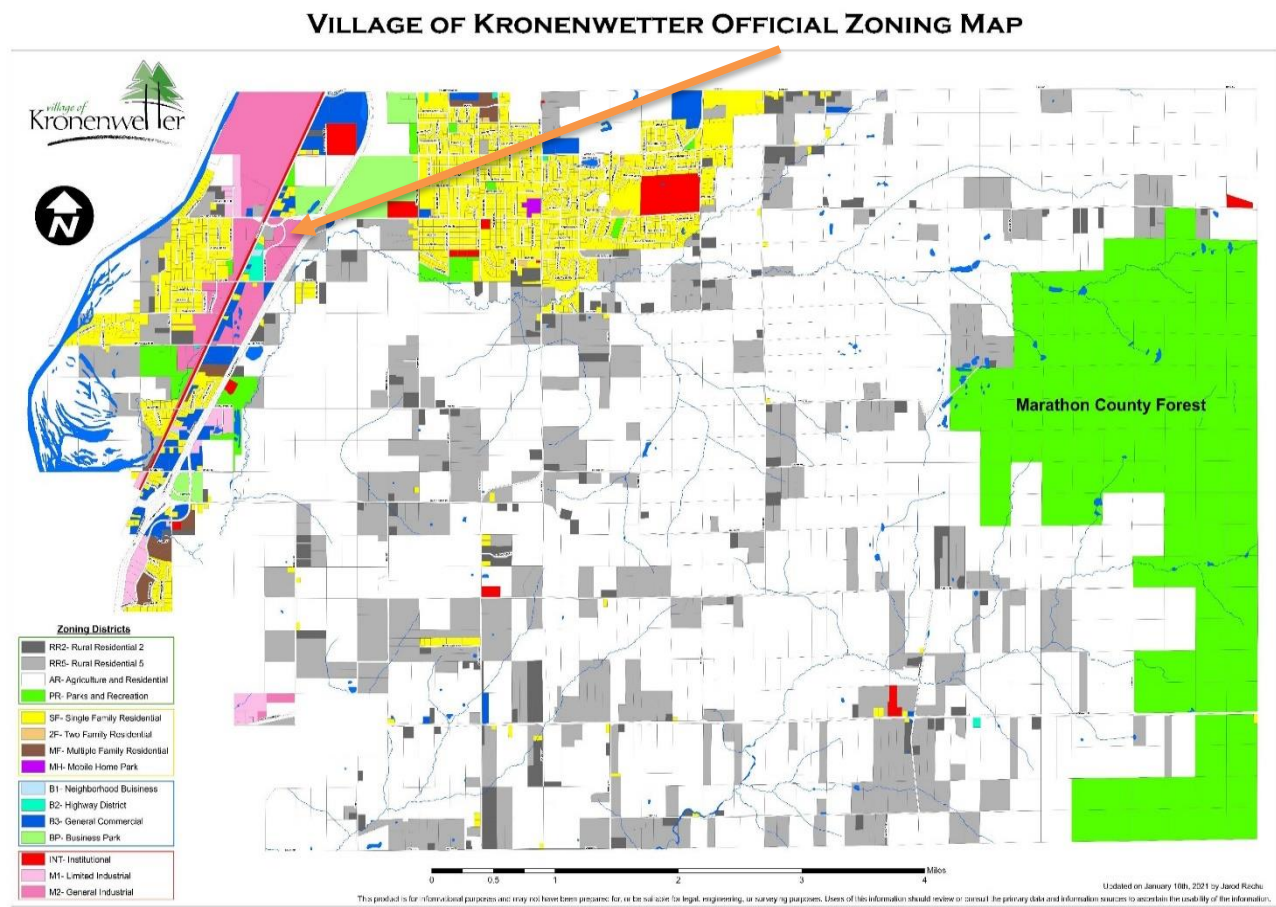
PUBLIC HEARINGS/  
MEETINGS:

Plan Commission Public Hearing: 6:00 p.m. June 16, 2025

APPLICANT:

Milestone Materials  
920 10th Avenue North  
Onalaska, WI, 54650

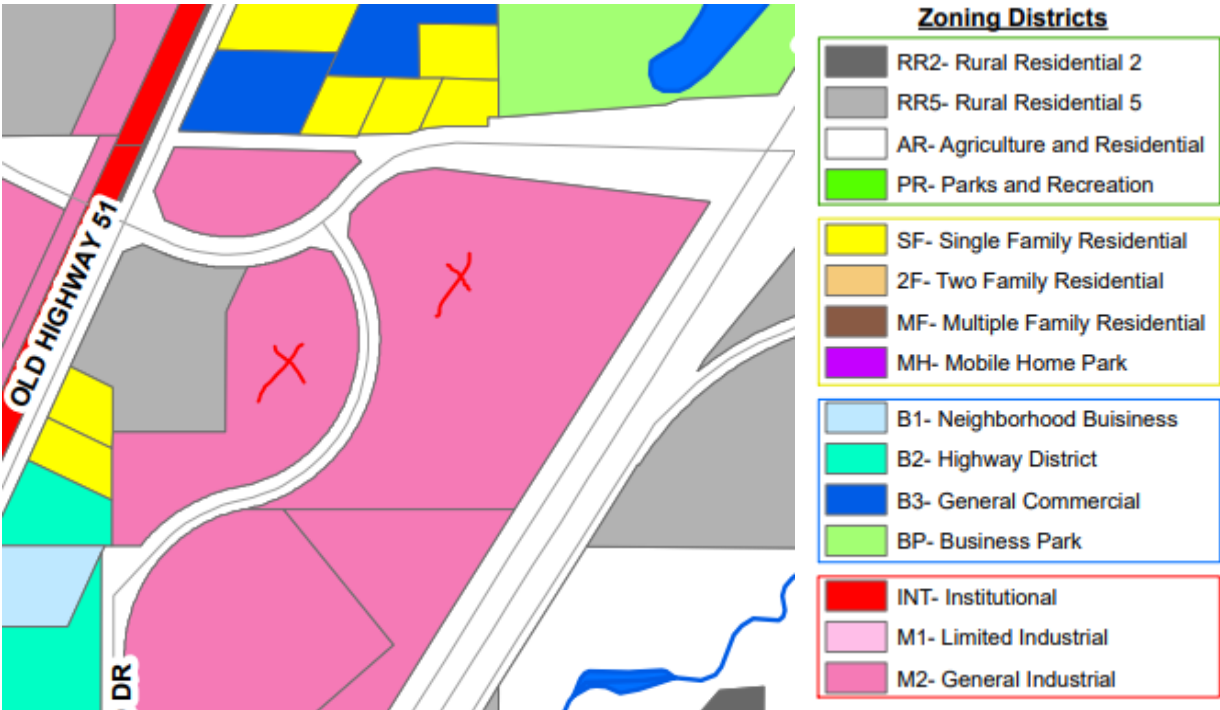
LOCATION OF REQUEST: 2070 AND 2071 QUEENLAND DR, Kronenwetter WI 54455 (See Map 1)



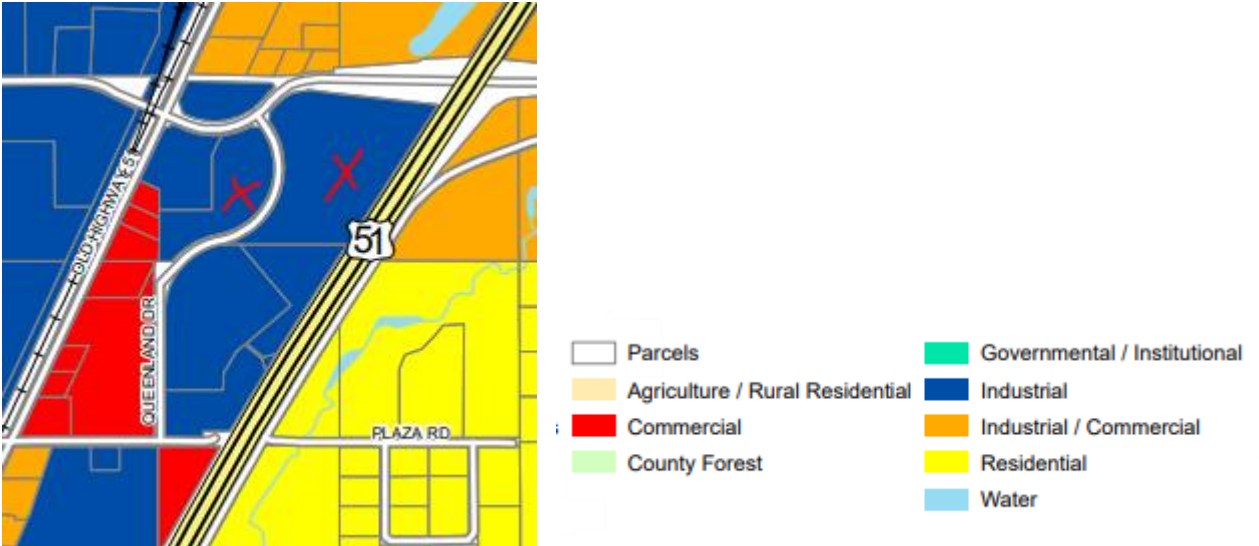
Map 1: Location Map  
(Source Data: Village of Kronenwetter Zoning Map)



**Map 2: Aerial Photo**  
(Source Data: Marathon County GIS)



**Map 3: Zoning Map**  
(Source Data: Village of Kronenwetter)  
Milestone Materials – CONDITIONAL USE PERMIT



**Map 4: Future Land Use Map**  
(Source Data: Village of Kronenwetter)

**LEGAL DESCRIPTION  
OF PROPERTY:**

2070 Queenland Drive - SEC 10-27-07 PT OF NE 1/4 NE 1/4 - ALSO  
PT OF NW 1/4 NW 1/4 SEC 11 - LOT 3 CSM VOL 64 PG 16  
(#14379)(DOC #1449149 EX DOC #1499367-RD

2071 Queenland Drive - SEC 10-27-07 PT OF NE 1/4 NE 1/4 - LOT  
1 CSM VOL 64 PG 16 (#14379) (DOC #1449149) EX DOC  
#1499365-RD

**ZONING:** M2 - General Industrial

**ACREAGE:** 2070 Queenland Drive – 22.30 acres  
2071 Queenland Drive – 9.16 acres

**LEGAL NOTIFICATION:** A legal advertisement was published in the *Wausau Daily Herald* on Monday, June 2, 2025 and Monday, June 9, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on June 2, 2025.

**PROPOSED CONDITIONAL USE:** CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation.

**DEVELOPMENT  
PATTERN (AND  
ZONING):**

Subject Property: M2  
North: BP, SF, RR5, B3 and M2  
South: M2  
East: Across I-39 (RR5 and M2, RR5, SF and B2  
West:

## **INTRODUCTION**

Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on properties located at 2070 and 2071 Queensland Drive.

The subject property has been for sale for quite some time and is difficult to develop due to the vast majority of it being low lying and within the mapped floodplain. The property is currently grassland and zoned General Industrial (M2). The site is bordered on the north by Kowalski Road and on the east by Interstate 39. It is otherwise surrounded by a mixture of residential, commercial, and industrial properties.

Geologic exploration has shown that as much as one million cubic yards of high-quality sand and gravel aggregate can be mined at the site. The time needed to complete this mining is difficult to predict as it is based solely on demand for the aggregates. Estimated time table for beginning and ending of operations is 15-25 years.

On January 8, 2025, the Plan Commission reviewed and denied a Non-metallic Mining Conditional Use Permit Application for these parcels. The Plan Commission's denial was based on substantial evidence that review criteria 1, 2, 3 and 5 could not be met.

The Zoning Administrator accepted a new application less than 12 months from the date of denial due to a change in factors. These factors include limiting the mining operation to only Lot 3 (2070 Queensland Drive), providing a minimum property tax payment and an option to purchase land for an interchange.

## **RECOMMENDED MOTION**

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

### **2017 Act 67**

- requires that standards governing conditional uses be "reasonable and, to the extent practicable, measurable...
- prohibits a community from basing a conditional use permit decision on "personal preferences or speculation."
- instructs that, where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

## **FINDINGS OF FACT CONDITIONAL USE**

### **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 proposed nonmetallic mining operation is located on property zoned M2 – General Industrial. The only zoning districts that allow Nonmetallic Mineral Extraction, with an approved Conditional Use Permit, are AR – Agricultural Residential and M2 – General Industrial.

The parcels where they propose a nonmetallic mining operation are zoned Industrial on the Future Land Use Map. The 2019 Comprehensive Plan encourages industrial use in the area. The parcels where the proposed nonmetallic mining would occur are 2070 and 2071 Queensland Drive. Nearly all of 2070 Queensland Drive (Lot 3) is located in Zone AE Floodplain. These parcels are located within severely distressed TID #1.

**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?**

The proposed Conditional Use request will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. By meeting the requirements of Village Ordinances, Wisconsin DNR General WPDES Storm Water Permit, Wisconsin DNR Air Emissions Permit Wisconsin Administrative Code and the Marathon County Nonmetallic Mining Reclamation Ordinance the granting of the conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within 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?**

The parcel is zoned M2 and surrounded by a mixture of residential, commercial, and industrial zoned properties. The conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts.

Permitted uses which do not require a Conditional Use Permit within M2 –General Industrial include: slaughterhouses; tanneries; primary meat processing and fish processing; cabbage processing; alcoholic beverage producers other than breweries and wineries; paper, pulp, or paperboard producers; chemical and allied product producers (except drug producers); petroleum and coal product producers; asphalt, concrete, or cement producers; stone, clay, or glass product producers; power production facilities (power plants); primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

**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 access to the operation will consist of two new accesses off of Queensland Drive. The access to the eastern parcel will be constructed first and the second access to the western parcel will not be constructed until mining operations are nearing completion on the east side of Queensland Drive. These access points will be hard surfaced within 50 feet of the Queensland Drive right-of-way. These areas will be well kept and clean to reduce any tracking onto Queensland Drive. These accesses will be swept as needed.

Nearly the entire parcel east of Queensland Drive lies within the FEMA Floodplain. In order to ensure that there are no impedances of flood waters onto the property there will be gaps built into the planned berms on site. The floodwater elevation established by FEMA at the site is 1173.1

feet. The elevations of these gaps in the berms will be constructed to ensure floodwaters can freely enter the operations area on site.

**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?**

The proposed nonmetallic mine will provide a local and reliable source of aggregate necessary for future infrastructure and public and private community development. The products produced at this site would be used to make hot mix asphalt, concrete, landscaping materials, and other aggregate products important to the community. The Reclamation Plan includes possible end uses of the property such as a Public Park, Multifamily Residential Development and a site for Passive Recreation.



**VILLAGE OF KRONENWETTER TID NO. 1  
DEVELOPMENT AGREEMENT**

THIS AGREEMENT TO UNDERTAKE DEVELOPMENT (“Agreement”) is entered into as of the date executed by both Parties (the “Effective Date”), by and between the **Village of Kronenwetter**, a Wisconsin municipal corporation (the “Village”), with its office located at 1582 Kronenwetter Drive, Mosinee, Wisconsin 54455, and **WTTC Land Management, LLC**, a Wisconsin limited liability company (“WTTC”), with its principal office located at 920 10<sup>th</sup> Avenue North, Onalaska, Wisconsin 54650. The Village and WTTC may be referred to herein individually as “Party” or collectively as “Parties”.

**RECITALS**

**WHEREAS**, RCMC Partnership LLC, a Wisconsin Limited Liability Company (“RCMC”), is the owner of and in possession of certain lands located in Tax Incremental District No. 1, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows:

Lot 1 CSM Vol. 64, page 16 (#14379) Doc. (#1449149) except Document 1499365, 1499366, & 1499367 for road, Village of Kronenwetter, Marathon County, Wisconsin.

Parcel ID No. 145-2707-101-0965

(hereafter, “Lot 1”)

Lot 3 CSM Vol. 64, page 16 (#14379) Doc. (#1449149) except Document 1499365, 1499366, & 1499367 for road, Village of Kronenwetter, Marathon County, Wisconsin.

Parcel ID No. 145-2707-101-0967

(hereafter, “Lot 3”)

(Lot 1 and Lot 3 are collectively referred to hereafter as the “Property”);

**WHEREAS**, WTTC intends to purchase the Property from RCMC;

**WHEREAS**, WTTC’s purchase of the Property from RCMC is contingent upon the Village’s approval of WTTC’s intended use and development of the Property as stated in WTTC’s Conditional Use Permit Application (“CUP Application”), dated \_\_\_\_\_, which WTTC submitted to the Village and which is attached hereto as Exhibit A; and

**WHEREAS**, this Agreement establishes the terms and conditions under which the Village will consider WTTC’s CUP Application.

## AGREEMENT

Now therefore, in consideration of the mutual promises contained herein, the Parties state and agree as follows:

1. **LAND USE.** The Property, specifically Lot 3, shall be developed and used as stated in the CUP Application. Nothing in this Agreement provides WTTC with the right to use the Property for a purpose other than what is stated in the CUP Application (and thereafter, as the Village may approve in the Conditional Use Permit) including, but not limited to, a use that would be exempted from general property taxes, without the prior written consent of the Village, which consent shall not be unreasonably withheld.

2. **TERM.** This Agreement shall be for an Initial Term beginning on the date WTCC acquires the Property from RCMC per a Warranty Deed recorded with the Marathon County Register of Deeds and ending on December 31, 2044 (the "TID 1 Termination Date").

3. **MINIMUM PROPERTY TAX PAYMENT.** Commencing January 1, 2026, property tax revenue generated by the Property shall be at least (to be determined) ("Minimum Property Tax Payment") annually through the TID 1 Termination Date. If the property taxes assessed to the Property are less than the Minimum Property Tax Payment in any year, WTTC shall pay the Village the difference between the Minimum Property Tax Payment and the assessed property taxes. For example, if the assessed property taxes for the Property total Ten Thousand Dollars (\$10,000.00) in any year, WTTC shall pay to the Village the assessed property taxes plus (to be determined), which totals the Minimum Property Tax Payment. Payment of the Minimum Tax Payment shall be due January 31 of the year property taxes for the Property are due and payable, and every year thereafter until January 31, 2045. The first payment of the Minimum Property Tax Payment shall be paid, if any, is calendar year 2026. If the assessed property taxes for the Property in any year exceeds the Minimum Property Tax Payment, WTTC shall pay the assessed property taxes and no further payment to the Village shall be owed under this Agreement. The aggregate Minimum Property Tax Payments under this Agreement shall not exceed (to be determined).

4. **OPTION TO PURCHASE LAND FOR INTERCHANGE.** The Village shall have the right and option to purchase a 5-acre portion of Lot 3 for a price equal to the price RCMC sold to WTTC, \$21,217.00 acre, until December 31st, 2035, for the construction of highway interchange to connect Kowalski Road to I-39 (the "Interchange"). The terms and conditions of this Paragraph ("Option to Purchase Land for Interchange") shall remain in effect until December 31, 2035, after which date the option described herein expires. The portion of Lot 3 subject to the Option described herein is depicted on Exhibit B to this Agreement. To memorialize the Option, the Parties shall enter the Option to Purchase Agreement attached hereto as Exhibit C, or a substantially similar Agreement, which shall be incorporated herein upon execution.

5. **VILLAGE OBLIGATIONS.** The Village agrees to do the following:

- a. Consider the CUP Application as attached.
- b. Consider and approve WTTC's site plan and mining plan when said plan(s) is/are submitted in accordance with the Villages Ordinances.



c. Grant WTTC the option to submit another CUP application after TID 1 Termination Date, to permit nonmetallic on Lot 1, which is located on the west side of Queenland Drive. Any CUP application submitted for Lot 1 under this Agreement shall be considered according to the Village Zoning Ordinances effective as of the Effective Date.

7. NOTICES. Any notice or request required or authorized to be given by the terms of this Agreement or under any applicable law by either party shall be in writing, hand delivered or sent by certified or registered mail postage prepaid, return receipt requested. Such written notice shall be addressed as follows:

As to the Village: Village Administrator  
Village of Kronenwetter  
1582 Kronenwetter Dr  
Mosinee, WI 54455

As to WTTC: WTTC Land Management, LLC  
Attn: Chief Legal Officer  
920 10<sup>th</sup> Avenue North  
Onalaska, WI 54650

8. MEMORANDUM OF AGREEMENT. The Village will not record this Agreement, but hereby authorizes WTTC to record a Memorandum of Agreement and Affidavit with the Marathon County Register of Deeds office.

9. BINDING AGREEMENT. All covenants, conditions, limitations and provisions of the Agreement shall apply to and are binding upon and inure to the benefit of the heirs, representatives, executors, administrators, successors and assigns of the Parties.

10. MODIFICATION. No modification, variation, or amendment of this Agreement shall be effective unless it is in writing and is signed by the Parties.

11. WAIVER. No waiver of any provision of this Agreement, or waiver of any breach of this Agreement, shall be effective unless the waiver is in writing and is signed by the Party against whom the waiver is claimed. No waiver of any breach shall be deemed to be a waiver of any other or subsequent breach.

12. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement of the Parties and supersedes all previous and contemporaneous agreements, representations, warranties and undertakings, written or oral.

13. HEADINGS. The headings of articles, sections and paragraphs within this Agreement are included for convenience and ease of reference only and do not form part of such articles, sections and paragraphs.

14. SEVERABILITY. The invalidity of any provision of this Agreement shall not affect the enforceability of any other provision of this Agreement.

15. SURVIVAL. Obligations of both Parties survive termination of this Agreement.

16. COUNTERPARTS. This Agreement may be executed in two or more counterparts (facsimile and/or electronic signatures are acceptable hereunder), each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

17. GOVERNING LAW. The formation, interpretation, and performance of this Agreement shall be governed by laws of the State of Wisconsin.

IN WITNESS WHEREOF, the Village and WTTC have executed and delivered this instrument as of the Effective Date.

VILLAGE OF KRONENWETTER

Chris Voll, Village Board President

ATTEST:

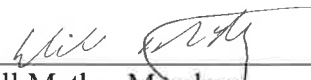
Jennifer Poyer, Village Clerk

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF MARATHON )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_ 2025, the above named Chris Voll, Village President, and Jennifer Poyer, Village Clerk, of the Village of Kronenwetter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

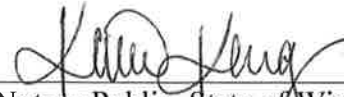
WTTC LAND MANAGEMENT, LLC

  
Will Mathy, Member

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF La Crosse )

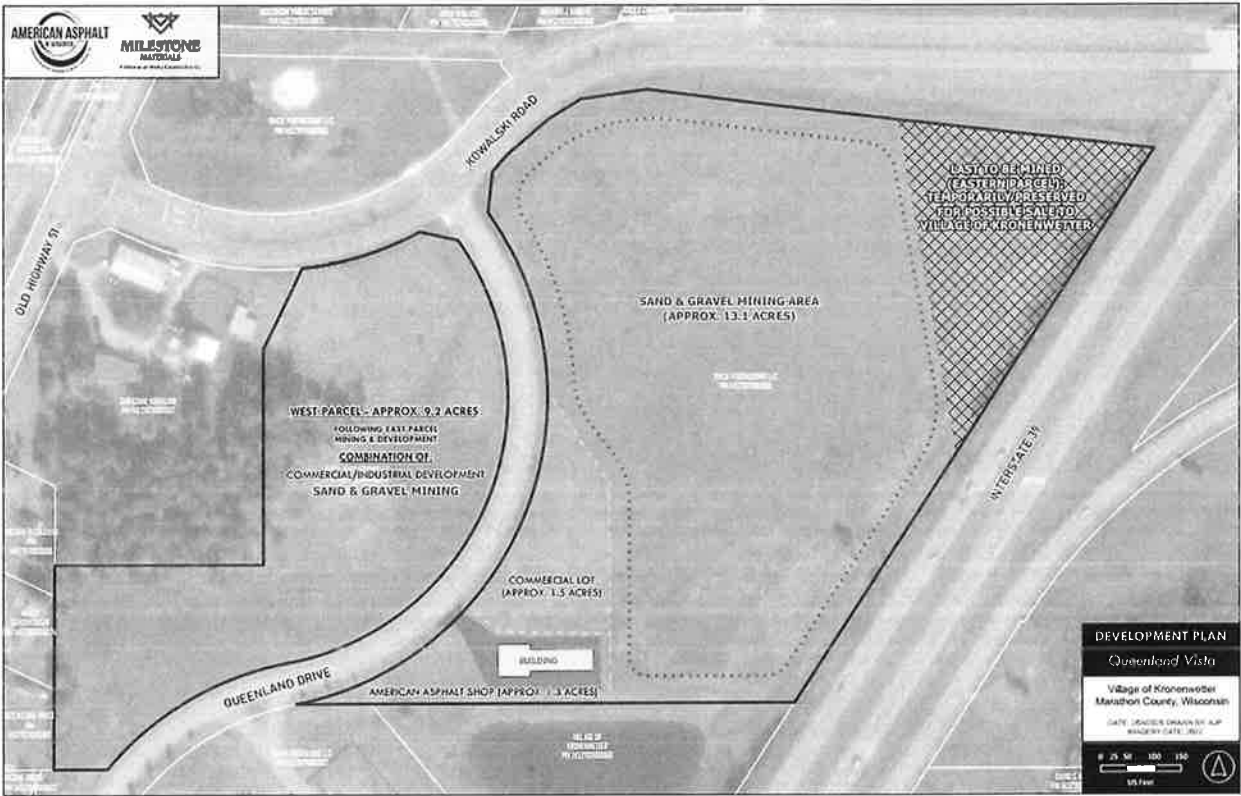
Personally came before me this 28th day of March 2025, the above named Will Mathy, member of WTTC Land Management, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



  
Notary Public, State of Wisconsin  
My Commission: expires 9/18/28

**EXHIBIT A**  
**CONDITIONAL USE PERMIT APPLICATION**

EXHIBIT B  
DEPICTION OF THE PROPERTY



**EXHIBIT C**  
**OPTION TO PURCHASE LAND**

## OPTION TO PURCHASE AGREEMENT

**THIS OPTION TO PURCHASE AGREEMENT** (the “Agreement”) is made by and between WTTC Land Management, LLC, a Wisconsin limited liability company, or its successor in interest (the “Seller”), and the Village of Kronenwetter, a Wisconsin municipal corporation (the “Purchaser”), and is effective as of the date executed by both Parties below (the “Effective Date”). The Purchaser and the Seller may be referred to herein individually as “Party” or collectively as the “Parties”.

1. **OPTION TO PURCHASE.** The Seller hereby grants the Purchaser an option to purchase the Property, as such is defined in Paragraph 2 of this Agreement (the “Option”). If Purchaser wishes to exercise this option to purchase, the Purchaser must send written notice to Seller prior to the expiration of the Option Period stating that Purchaser is exercising its option to purchase the Property. The “Option Period” is a period of time commencing on the Effective Date and continuing until and including all of December 31, 2035. If the Purchaser exercises its option to purchase the Property, then at Closing the Purchaser shall purchase and Seller shall sell the Property.

2. **THE PROPERTY.** The Property is a 5-acre portion of the real property located at 2070 Queenland Drive, Kronenwetter, WI 54455, which is described as:

Lot 3 CSM Vol. 64, page 16 (#14379) Doc. (#1449149) except  
Document 1499365, 1499366, & 1499367 for road, Village of  
Kronenwetter, Marathon County, Wisconsin.  
Parcel ID No. 145-2707-101-0967 (hereafter, “Lot 3”).

The Parties shall hire a surveyor to develop a legal description for the 5-acre portion of Lot 3 which is subject to this Agreement and shall share equally (i.e., one-half each) the costs associated with developing the legal description of the Property. The term Property includes, without limitation, (a) all improvements and fixtures located on, or which use a part, of the Property and (b) all easement and appurtenant rights benefiting such real property.

3. **PURCHASE PRICE.** If the Option is exercised by Purchaser, then at Closing the Purchaser must pay the purchase price (the “Purchase Price”) for the Property, which shall be \$21,217.00 per acre.

4. **PURCHASE AND SALE AGREEMENT.** If Purchaser exercises the Option during the Option Period, then Purchaser and Seller agree to enter into an offer to purchase for the Property within thirty (30) days of Seller’s receipt of Purchaser’s exercise notice on the terms set forth in this Agreement and upon any other commercially reasonable terms.

5. **CLOSING.** The closing of the purchase of the Property pursuant to this Option, if exercised, shall be held no later than thirty (30) days following the Parties’ execution of the Purchase and Sale Agreement articulated in Paragraph 4 of this Agreement. Closing shall take place at a time and place mutually agreeable to the Parties. Seller shall, at closing of the Option, if applicable, convey the Property to Purchaser by quit claim deed. Seller shall pay for the cost of Purchaser’s owner’s insurance policy on the Property. The Parties shall share equally (i.e., one-half each) the costs of closing.

6. **TITLE AND SURVEY.**

A. Initial Title Commitment. Purchaser has the right to obtain at its sole cost a title commitment (the “Initial Title Commitment”) for an ALTA 2006 Form owner’s title insurance policy issued by a title insurance company selected by Purchaser (the “Title Company”) for an amount determined by Purchaser covering title to the Property on or after the Agreement Date, showing the condition of title of the Property.

B. Survey. Purchaser may obtain one or more surveys of the Property prepared by a surveyor licensed in Wisconsin to such level of detail as Purchaser determines in its sole and absolute discretion (the “Survey”). Costs of any such Survey shall be paid by Purchaser. Purchaser will not be in breach or default under this Agreement if Purchaser elects not to obtain any survey of the Property.

C. Cost of Title Policy. The cost of the Initial Title Commitment and the owner’s title insurance policy to be issued by the Title Company pursuant to the Title Commitment (the “Title Policy”) shall be paid by the Purchaser. The cost of any lender’s title insurance policy for any lender to Purchaser shall be paid by Purchaser.

7. **CONDITION OF PROPERTY.** Seller makes no warranties regarding the conditions of the Property and is selling the Property to the Purchaser “AS IS”.

8. **PRORATION AT CLOSING.** Property taxes and other similar items for the Property shall be prorated as of the time of Closing. If the amount of the property taxes for the year of Closing is not known as of the Closing then property taxes will be prorated at the Closing on the basis of the most recently ascertainable real estate taxes for the Property.

9. **ADDITIONAL PROVISIONS.**

A. Binding Agreement. This Agreement and the terms and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors, assigns, executors, administrators, heirs and personal representatives.

B. Notices. Any notice given pursuant hereto shall be in writing and shall be personally delivered, mailed or sent to the addresses set forth below:

If to Purchaser:           Village Administrator  
                                  Village of Kronenwetter  
                                  1582 Kronenwetter Dr  
                                  Mosinee, WI 54455

If to Seller:                WTTC Land Management, LLC  
                                  Attn: Chief Legal Officer  
                                  920 10th Avenue North  
                                  Onalaska, WI 54650

Any such notice personally delivered shall be deemed to have been given upon such delivery.

C. Counterparts. This Agreement may be signed in counterparts, all of which when taken together shall be deemed original documents and a single instrument. A fax signature shall be deemed an original signature.

D. Further Assurances. Each party agrees that it will execute and deliver to the other such additional documents, certificates and other matters as may be reasonably requested by counsel for the other party before Closing in order to confirm the terms hereof or to close this transaction in accordance with any applicable laws and regulations.

E. Entire Agreement. The Agreement forms the entire agreement with respect to the subject transaction and supersedes any prior agreement. No amendments to this Agreement shall be valid unless in writing and signed by both parties hereunder.

F. Time is of the Essence. The parties acknowledge and agree that time is of the essence in this transaction.

G. Recording. Sellers agree that Purchaser may record a memorandum of this Agreement.

H. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs thereof.

I. Applicable Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin. This Agreement is the joint work product of the parties and this Agreement will not be subject to any rule or principal of construction requiring that it be interpreted against a party as the drafting party.

J. Unenforceable or Inapplicable Provisions. If any provision hereof is for any reason unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provisions had never been contained herein.

[Signature Page Follows]



IN WITNESS WHEREOF, the Parties have executed and delivered this instrument as of the Effective Date.

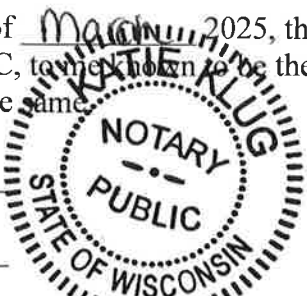
WTTC LAND MANAGEMENT, LLC (Seller)

Will Mathy  
Will Mathy, Member

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF La Crosse )

Personally came before me this 28th day of March, 2025, the above named Will Mathy, member of WTTC Land Management, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Katie Klug  
Notary Public, State of Wisconsin  
My Commission: expires 9/18/28



VILLAGE OF KRONENWETTER (Buyer)

\_\_\_\_\_  
Chris Voll, Village Board President

ATTEST:

\_\_\_\_\_  
Jennifer Poyer, Village Clerk

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF MARATHON )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_ 2025, the above named Chris Voll, Village President, and Jennifer Poyer, Village Clerk, of the Village of Kronenwetter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_



# NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION

**QUEENLAND VISTA**

**MILESTONE MATERIALS**

**A DIVISION OF MATHY CONSTRUCTION COMPANY**

**QUEENLAND DRIVE, VILLAGE OF KRONENWETTER**

**MARATHON COUNTY, WISCONSIN**

**SUBMITTED TO:  
VILLAGE OF KRONENWETTER**

**MARCH 2025**



# TABLE OF CONTENTS

## **PROJECT DESCRIPTION**

INTRODUCTION & PURPOSE	
SECTION 1.0, DESCRIPTION OF THE PROPERTY	1
SECTION 2.0, MINING PLAN & PROPOSED OPERATIONS	2
SECTION 3.0, ENVIRONMENTAL CONTROLS & PERMITS	4
SECTION 4.0, RECLAMATION PLAN	6

## **FIGURES**

FIGURE 1:	SITE LOCATION
FIGURE 2:	AREA MAP
FIGURE 3:	WETLANDS & WATERBODIES
FIGURE 4:	FEMA FLOODWAY
FIGURE 5:	AREA WELLS

## **DRAWINGS**

EXISTING CONDITIONS
OPERATIONS PLAN
EROSION CONTROL PLAN
RECLAMATION PLAN

## **ATTACHMENTS**

ATTACHMENT 1: HYDRAULIC DREDGING SCHEMATIC
ATTACHMENT 2: COMPLETED FORM & APPLICATION FEE
ATTACHMENT 3: PROOF OF OWNERSHIP

## PROJECT DESCRIPTION

### NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER

## Introduction & Purpose

This application and associated plans provide details of proposed nonmetallic mining activities on and within tax parcel ID 145-2707-101-0965. These plans have been developed in an effort to fulfill requirements within the following Village of Kronenwetter Code of Ordinances.

- Chapter 520, Article IV, Land Use Descriptions and Standards, Section 26 – Industrial Land Use Types, Subsection D. Nonmetallic Mineral Extraction
- Chapter 520, Article XV, Procedures and Administration, Section 121 – Conditional Use Permits

Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on the property. Additional supporting information may be referenced or reviewed within the conditional use permit application.

## SECTION 1.0, DESCRIPTION OF THE PROPERTY

### 1.1 Current Conditions

The subject property has been for sale for quite some time and is difficult to develop due to the vast majority of it being low lying and within the mapped floodway. The property is currently grassland and zoned General Industrial (M2). The site is bordered on the north by Kowalski Road and on the east by Interstate 39. It is otherwise surrounded by a mixture of residential, commercial, and industrial properties (Figure 1 & Figure 2).

There is one water body adjacent to the south of the property. This is a stormwater control and flood relief area owned by the Village of Kronenwetter. Presently drainage from the north flows to this waterbody and it serves as an infiltration basin (Figure 2). There are no waterbodies or wetlands on the subject property (Figure 3).

Bull Junior Creek is located to the east of Interstate 39. The floodplain for the creek extends onto the subject property (Figure 4). There are no existing structures or wells on the property.

### 1.2 Ownership

A purchase agreement exists between the property owners, RMCM Partnership LLC, WTC Land Management LLC, and the applicant, Milestone Materials. The execution of this purchase agreement is contingent upon the permitting of the proposed operation. If the required permitting is obtained the agreement will be executed and the property sold to WTC Land Management LLC and then Milestone Materials would become the tenant and operator of the property.

### 1.3 Inventory of the aggregate resource and location on site

The entire property, including both parcels on each side of Queensland Drive, holds economical aggregate resources. The two parcels are a combined 31.46 acres in size, however, at this time the proposed use will utilize only areas within tax parcel ID 145-2707-

101-0965 for the extraction of sand and gravel aggregates. This area is delineated on the Operations Plan (see Drawings). Geologic exploration has shown that as much as one million cubic yards of high-quality sand and gravel aggregate can be mined at the site. The time needed to complete this mining is impossible to predict as it is based solely on demand for the aggregates. However, based on estimates we would expect this reserve to supply construction aggregates for use in the area for approximately 15-20 years.

#### **1.4 Aggregate Resource**

Through geological exploration, the property has been proven to hold substantial aggregate resources. Sand & gravel resources have been produced in this area for many decades. Aggregate resources are vital for the immediate area as well as regionally. A local and reliable source of aggregate is necessary for future infrastructure and public and private community development. The products produced at this site would be used to make hot mix asphalt, concrete, landscaping materials, and other aggregate products important to the community. The proximity of this high-quality aggregate resource to its use makes it an economically viable resource for the community and its residents.

### **SECTION 2.0, MINING PLAN & PROPOSED OPERATIONS**

#### **2.1 Location of mining area, depth of mining activities**

Both the mining area and the depth, and additional other project specifics, are shown on the attached Operations Plan (see Drawings).

#### **2.2 Access**

The access to the operation will consist of one new access off of Queensland Drive. This access point will be hard surfaced within 50 feet of the Queensland Drive right-of-way. This area will be well kept and clean to reduce any tracking onto Queensland Drive. This access will be swept as needed.

#### **2.3 Phasing, staging, sequencing of the mining operation**

The conceptual progression of the mining operation is shown on the Operations Plan (Drawings). The mining will begin in the southeast corner of the site and progress to the north and west toward Queensland Drive & Kowalski Road. As part of this mining operation there will be areas developed for Commercial and/or Industrial use. The location and scale of these areas will be better defined within engineering plans in the future, should our proposed mining conditional use permit be approved. Generally, areas along both the east and west side of Queensland drive seem the logical location for such development.

The aggregate mining itself will be completed using a combination of typical dry excavation and also mining below the water table using a hydraulic dredge (see Attachment 1). All extraction activities and related operations will be maintained within the area labeled as MINING EXTENT on the attached Operations Plan.

The hydraulic dredging outfall will be in the stockpiling & loading area. The water pumped there with the aggregate will then flow back into the water body. Aggregates will typically then be stockpiled and then hauled to the American Asphalt Facility for further processing. However, at times, the aggregates may be hauled by end-loaders a short distance to an onsite crushing and screening plant where the sand and gravel is crushed and sized into various products. The crushed and screened materials would then be stockpiled on site. End-loaders are used to load the product into trucks from the stockpiles. The trucks are then weighed either before or after the sand and gravel is transported to its final destination. The trucks will primarily be hauling the sand and gravel directly south less than ½ mile from the mining operation to one customer, American Asphalt.

Prior to the mining of the sand & gravel, the existing soils and overburden will be excavated and used in the construction of perimeter berms and for reclamation activities. As mining progresses, the berm construction will continue along the northern and eastern edges of the property, eventually encompassing the entire perimeter of the operations areas. These earthen berms will be sized as needed to ensure the view of the operation from neighboring areas is minimized. These berms also greatly reduce equipment noise from the operations area, contain and direct storm water runoff, and act as a storage area for overburden and/or topsoil.

Berms will be constructed of topsoil and subsoil removed from future mining areas and will be seeded shortly after construction. The construction of these berms will be done over time. When conditions allow, the topsoil and subsoil stripped and removed from future mining areas will be placed directly into active reclamation areas. This procedure will reduce soil handling and help to preserve the soil viability for final reclamation and vegetation.

## **2.4 Floodplain Management**

Nearly the entire parcel east of Queensland Drive lies within the FEMA Floodway (Figure 4). In order to ensure that there are no impedances of flood waters onto the property there will be gaps built into the planned berms on site. The approximate location of these gaps is shown in the attached Operations Plan. The floodwater elevation established by FEMA at the site is 1173.1 feet. The elevations of these gaps in the berms will be constructed to ensure floodwaters can freely enter the operations area on site.

## **2.5 Safety measures such as fencing and gates**

There will be multiple layers of security in place to reduce the potential for trespassing and allow for safe operations at the site. The access point for the operations areas will have a locking gate. A chainlink security fence will be installed as shown on the Operations Plan. This fence will also utilize slats to visually screen the operations from view. In addition, perimeter berms will also screen the operations from view. Appropriate signage will be installed on the outside of the fence, and near the site access point, to discourage trespassing on to the property.

Also incorporated into the Operations Plan is an area of water access. Aggregates will be left in place in this area in order to provide a spot for safe ingress and egress from the water



body. The slope in this area will be approximately 10:1 for approximately 20-30 feet both above and below the shoreline in these areas. In addition, all other areas along the shoreline will have slopes no greater than 3:1.

## **2.6 Vehicle parking, access roads and access to public roads, and local routes to truck routes**

There are ample parking areas on the property. Typically, 2-4 employee vehicles will be parked at the site during times the site is fully operating. Traffic from the operation would consist of the coming and going of aggregate processing operations employees and maintenance personnel and aggregate hauling.

The haul traffic from the operation would access the site using Queensland Drive. The vast majority of haul traffic will travel south on Queensland Drive and then cross Cedar Road directly accessing the American Asphalt Facility.

## **2.7 Schedule of activities including daily hours of operation, days of the week, months of operation**

Activity at the site will occur year around with the most activity during the construction season (March to November). Reduced operations will occur December through February, as supply and demand conditions warrant.

The proposed daily operating hours are limited to 6:00 a.m. to 8:00 p.m., Monday to Saturday, for the operation. These operating hours mirror those of American Asphalt Facility. There shall be no operation on legal holidays, including New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Employees and agents may be present on premises outside of operational hours for security and other non-production tasks, like maintenance.

In the event extended hours should be required due to unique project constraints or emergencies, such as flooding, these hours may need to be extended. This would be subject to the consent of the Village of Kronenwetter. If an emergency occurs, flooding for example, and aggregate was needed, the Village of Kronenwetter Administrator, or designated contact person, would be contacted prior to working outside of the established operating hours.

## **SECTION 3.0, ENVIRONMENTAL CONTROLS & PERMITS**

### **3.1 The required permits & related approvals for the proposed operation are as follows:**

UNIT OF GOVERNMENT	TYPE OF APPLICATION	STATUS
Village of Kronenwetter	Conditional Use Permit	Applied For
Wisconsin DNR	General WPDES Storm Water Permit	To Be Applied For
Wisconsin Department of Commerce	Tank Registration	To Be Applied For
Wisconsin DNR	Air Emissions Permit	To Be Applied For

### 3.2 Erosion and surface water runoff control measures

All stormwater will be directed into the mining area and allowed to flow to the water body. All of the stormwater on the mining site will infiltrate to groundwater and will not discharge.

The site, and its stormwater, will be included within the Wisconsin Pollutant Discharge Elimination System (WPDES) general permit for Mineral (Nonmetallic) Mining and/or processing permit issued by the Wisconsin Department of Natural Resources. The permit conditions require Best Management Practices for managing runoff. A stormwater pollution prevention plan is maintained in accordance with the permit. This plan outlines the actions completed on site to ensure proper erosion control and that any storm water discharges, should they exist, are managed appropriately. In addition, the WPDES permit requires that the site is inspected regularly to ensure that there are not any erosion problems and that all best management practices are functioning properly.

Currently there is a swale along the northern and eastern edges of the eastern parcel that conveys stormwater from Kowalski Road and Interstate 39 right-of-way to the east and south to the Village of Kronenwetter infiltration basin. This flow will be maintained around our operations area (see Drawings).

An Erosion Control Plan is attached. Due to the nature of the proposed use, only standard erosion control details have been provided. One caveat to this scenario, which is noted on the Erosion Control Plan, is the back side of the screening berms. As the berms are constructed we will install silt fencing at the base of these areas to ensure any stormwater flowing off the back side of these berms is treated. In addition, we are required to seed any exposed soils expeditiously.

### 3.3 Dust and noise generated and control measures

#### Dust

The operations that generate dust are controlled, on a large scale, by earthen berms around the operation. The nature of the primary extraction operations, hydraulic dredging, is an entirely water-driven process and is dust free. During the aggregate processing, some aggregate dust is generated by the crushing equipment, which is controlled by water spray bars and shrouding of dust generating transfer points. In addition, fugitive dust from crushing operations is regulated via an air quality permit to ensure ambient air concentrations are not affected. Fugitive dust is also generated on roads and traffic areas around the processing plant and stockpile areas which is controlled by water truck spraying and calcium chloride treatment if necessary.

#### Noise

Site activities that generate noise will fully comply with all applicable local regulations related to noise control. Company-owned equipment and trucks on site will not utilize jake braking and will also have effective mufflers to reduce noise. The construction of berms

and the nature of the operations being completed below grade greatly reduce noise impacts.

## **SECTION 4.0, RECLAMATION PLAN**

### **4.1 Reclamation Plan**

Attached is a drawing of the proposed reclamation of the site following mining. Development of the property both during and following mining is planned. In order for development to be economically feasible some large areas for buildings and related infrastructure would be needed. These areas will be filled to an elevation greater than 2 feet above the FEMA flood elevation and graded to ensure proper drainage.

An area in the southwest portion of the operations area east of Queensland Drive is shown as a location of future development. This is a large enough area for development of typical commercial or industrial uses. Preservation of this area would greatly reduce the volume of aggregates that could be mined from the property but the future real estate climate, on the scale of many years to decades, will likely warrant consideration of a future use that combines the resultant water body and development.

### **4.2 Description of topsoil stripping, stabilization and conservation methods that will be used during reclamation**

Reclamation occurs progressively and concurrently with the development and progression of mining activity through the various areas of the operation. Efforts will be directed toward stabilizing internal slopes through grading and landscaping and creating a more formalized appearance through additional grading and landscaping.

Part of the soil fill will come from the temporary berms that were constructed during mining process. The rest will come from direct stripping of overburden as new areas of the mine are developed. Slopes will be blended into surrounding topography and all areas will be graded to properly drain. Upon final placement and grading of subsoil, topsoil will be evenly placed on the backfilled areas, graded to properly drain and seeded. This procedure will be followed until the reclamation is completed.

All topsoil removed from the mined areas will be used for final cover, grading, and seeding. As overburden is removed from new areas of the operation, the topsoil will be separated and immediately placed on areas recently sloped and graded. If the topsoil is not immediately used, topsoil stockpiles will be sloped and seeded.

### **4.3 Estimated cost of reclamation for each phase of the project, and bond if required**

Financial assurance for reclamation will be in the form of a performance bond issued by an independent surety in an amount to cover the acres disturbed annually. The amount of this bond will be determined by the Marathon County Engineer.

#### **4.4 Revegetation plan**

All sloped areas at this site will be revegetated upon completion of mining activities. Seedbed preparation will consist of using a disc and rake. The topsoil and subsoil will be seeded at a rate 130# / acre immediately following interim or permanent reclamation. The seed mix will be a #20 from the 2024 Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction manual which consists of 6% Kentucky Bluegrass, 15% Red Fescue, 24% Hard Fescue, 40% Tall Fescue, and 15% Perennial Ryegrass. Fertilizer will be applied at 300# / acre and mulching will be applied at 2 ton / acre if needed. The interim and permanently reclaimed areas will be seeded with temporary seeding. Oats will be used in spring and summer, and winter wheat or rye will be used in fall plantings after September 1<sup>st</sup>. The soil will be fertilized as indicated by soil tests, using commercial fertilizer and/or other amendments.

#### **4.5 Schedule of reclamation activities**

Reclamation is completed concurrently with mining. Reclamation begins as aggregate reserves are depleted and formerly excavated areas are no longer necessary for stockpiling and equipment setup. Reclamation activities during on-going mining operations will be completed in accordance with federal, state, and local regulations.

#### **4.6 Post mining management**

Following completion of all reclamation activities the management of the property will be limited. Its management will depend upon the future use and ownership. In areas along Queensland Drive there will be lots created for commercial and/or industrial development and be managed by the owners of said lots.

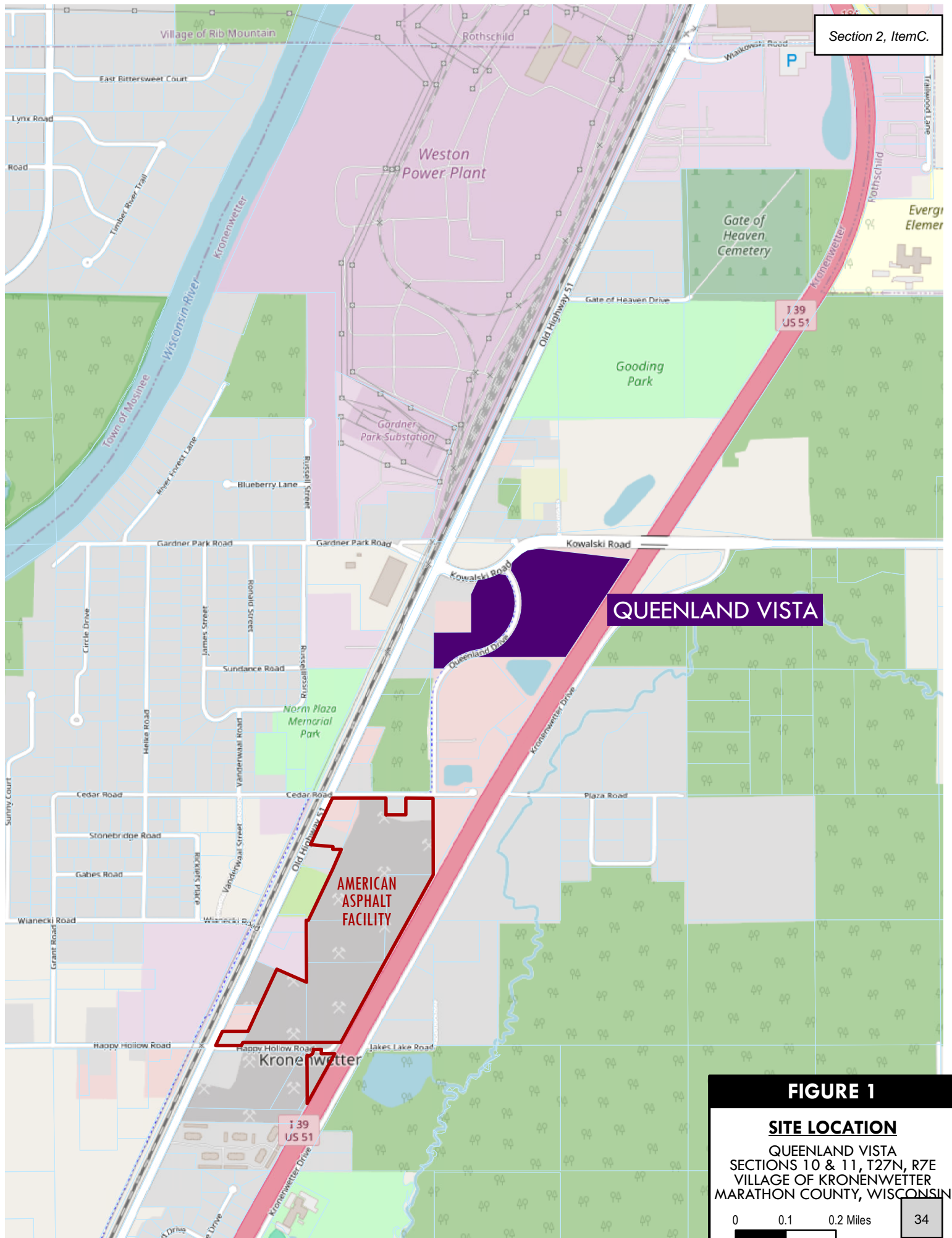
Mined areas will incorporate a water body and will be generally flat. The banks along the water body will be safely sloped and will include a safe, gradual slope out into the water body as well.

The final waterbodies left on site will provide a very large amount of flood storage.

# FIGURES



## NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER



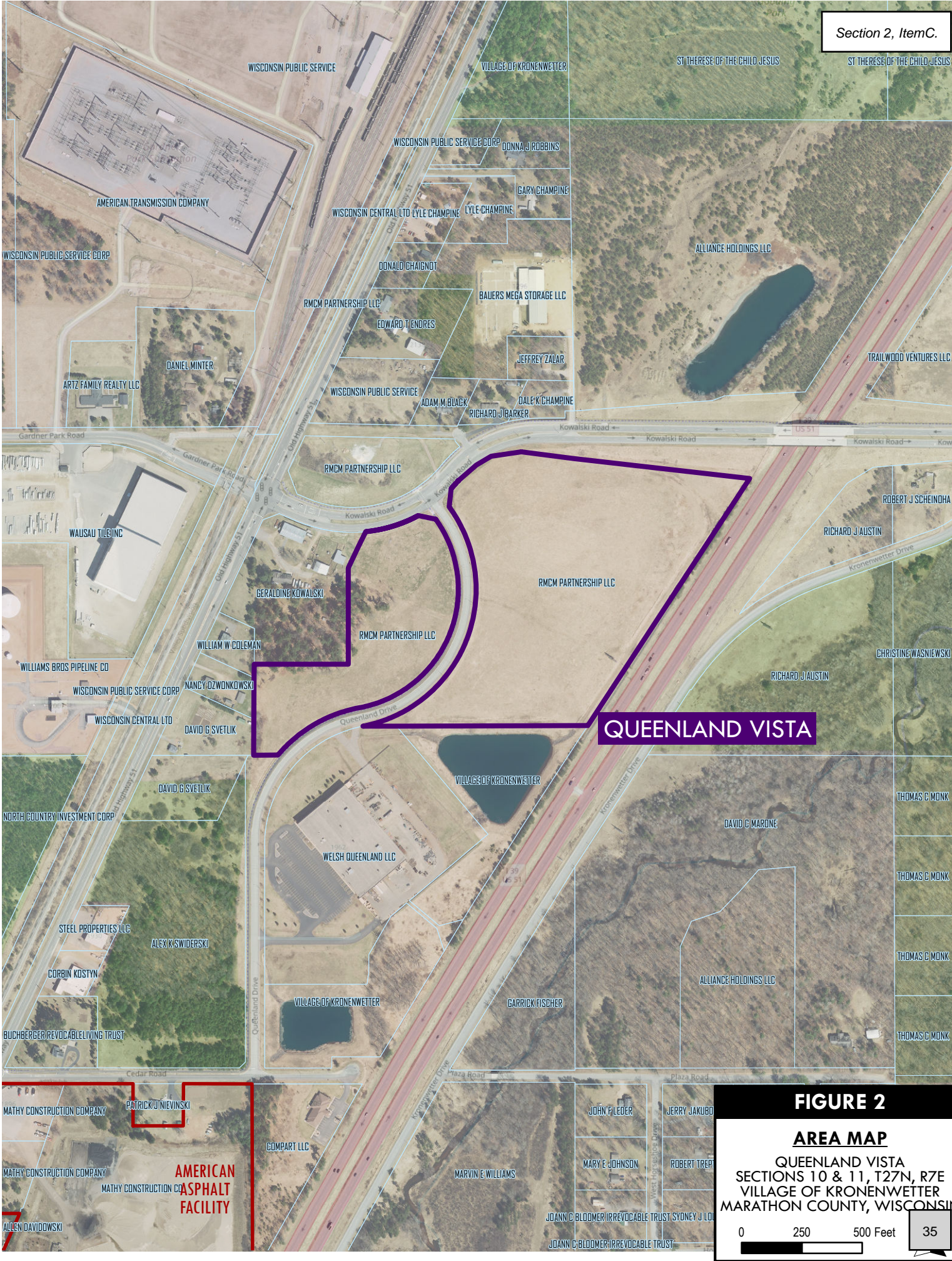
**FIGURE 1**

**SITE LOCATION**

QUEENLAND VISTA  
SECTIONS 10 & 11, T27N, R7E  
VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN

0 0.1 0.2 Miles





**FIGURE 2**

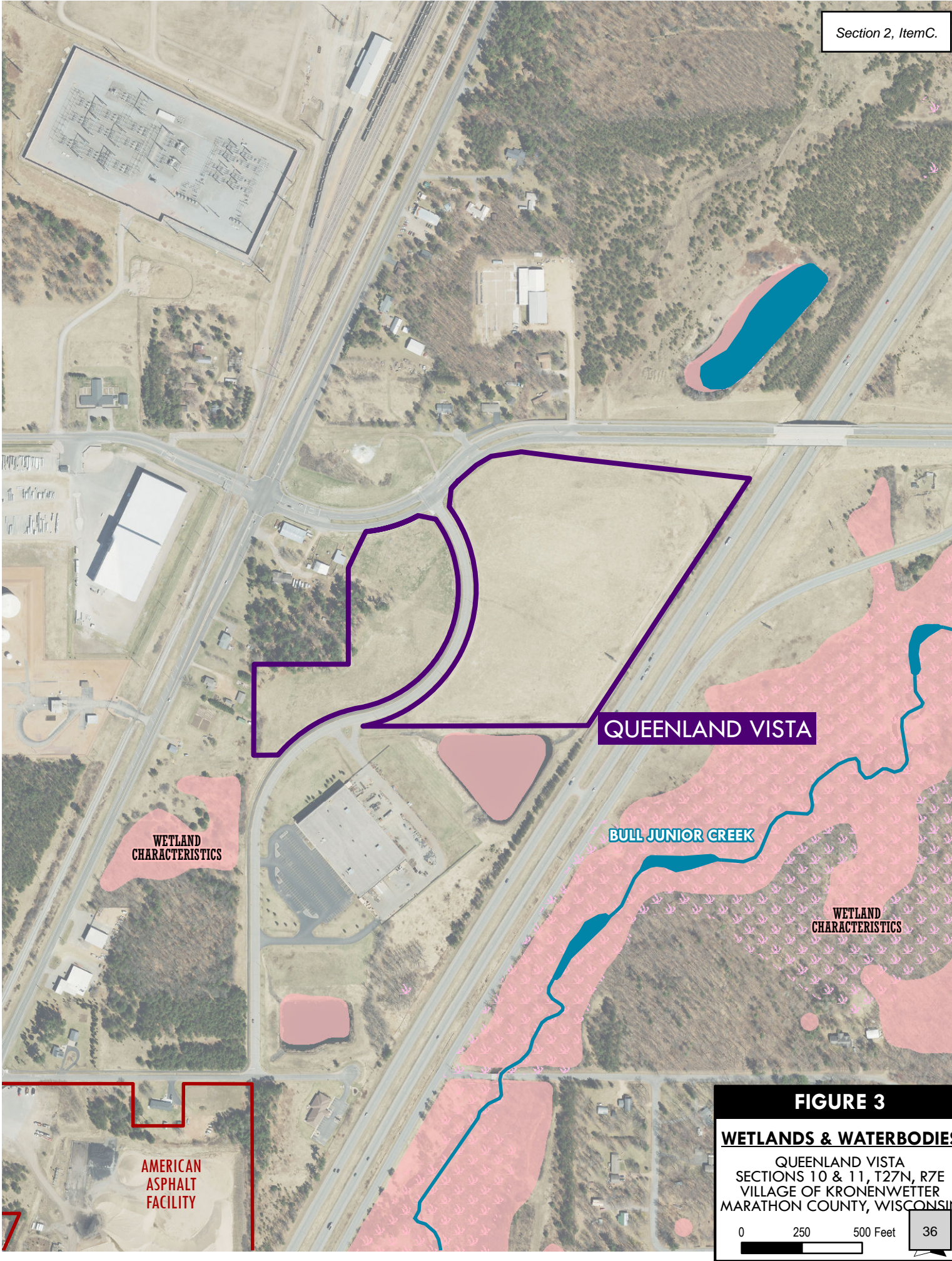
**AREA MAP**

QUEENLAND VISTA  
SECTIONS 10 & 11, T27N, R7E  
VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN

0 250 500 Feet

35





**FIGURE 3**

**WETLANDS & WATERBODIES**

QUEENLAND VISTA  
SECTIONS 10 & 11, T27N, R7E  
VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN

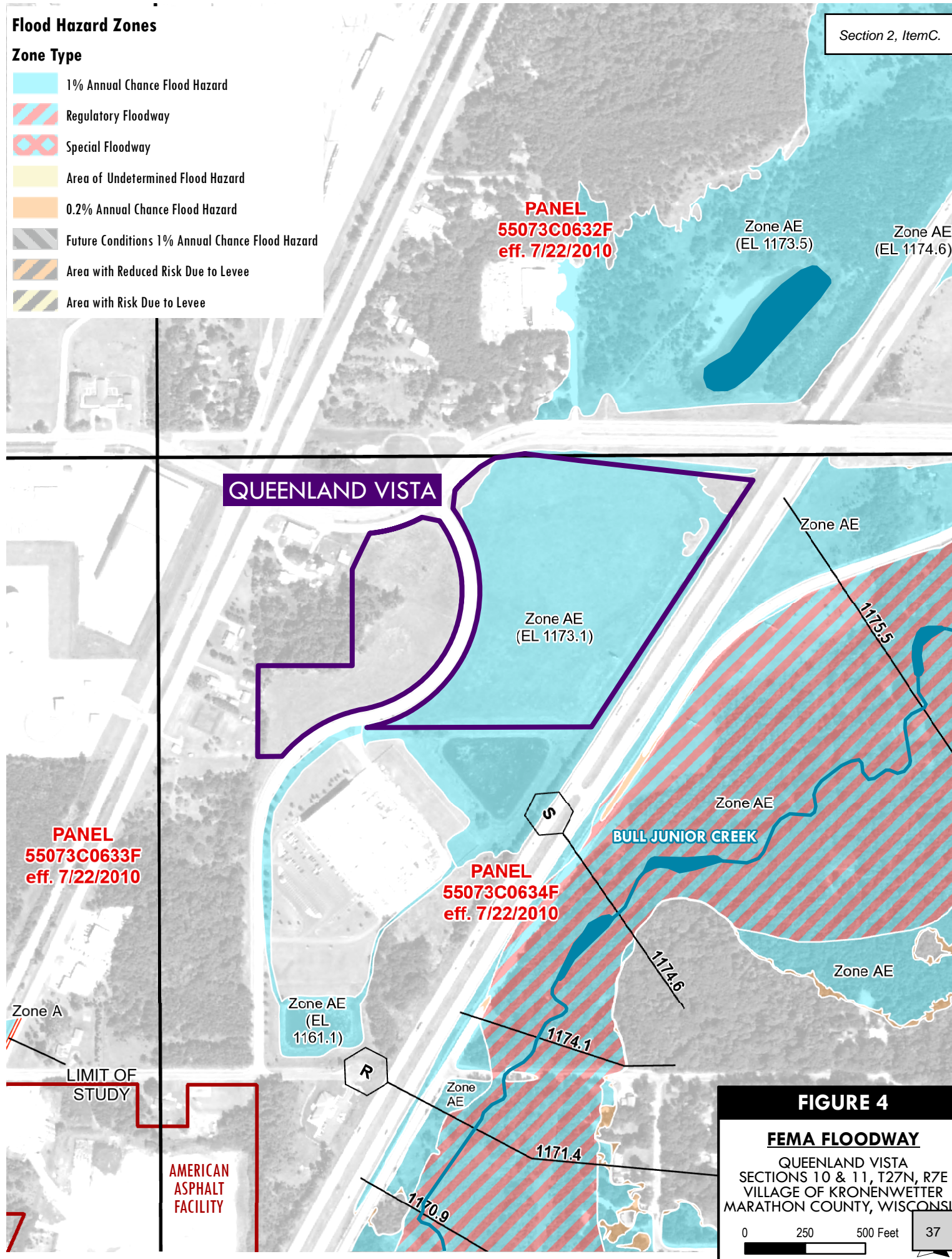


# Flood Hazard Zones

## Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

Section 2, Item C.



**FIGURE 4**

## FEMA FLOODWAY

QUEENLAND VISTA  
SECTIONS 10 & 11, T27N, R7E  
VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN

0 250 500 Feet

37



QUEENLAND VISTA  
SECTIONS 10 & 11, T27N, R7E  
VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN

38

# DRAWINGS

## NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER

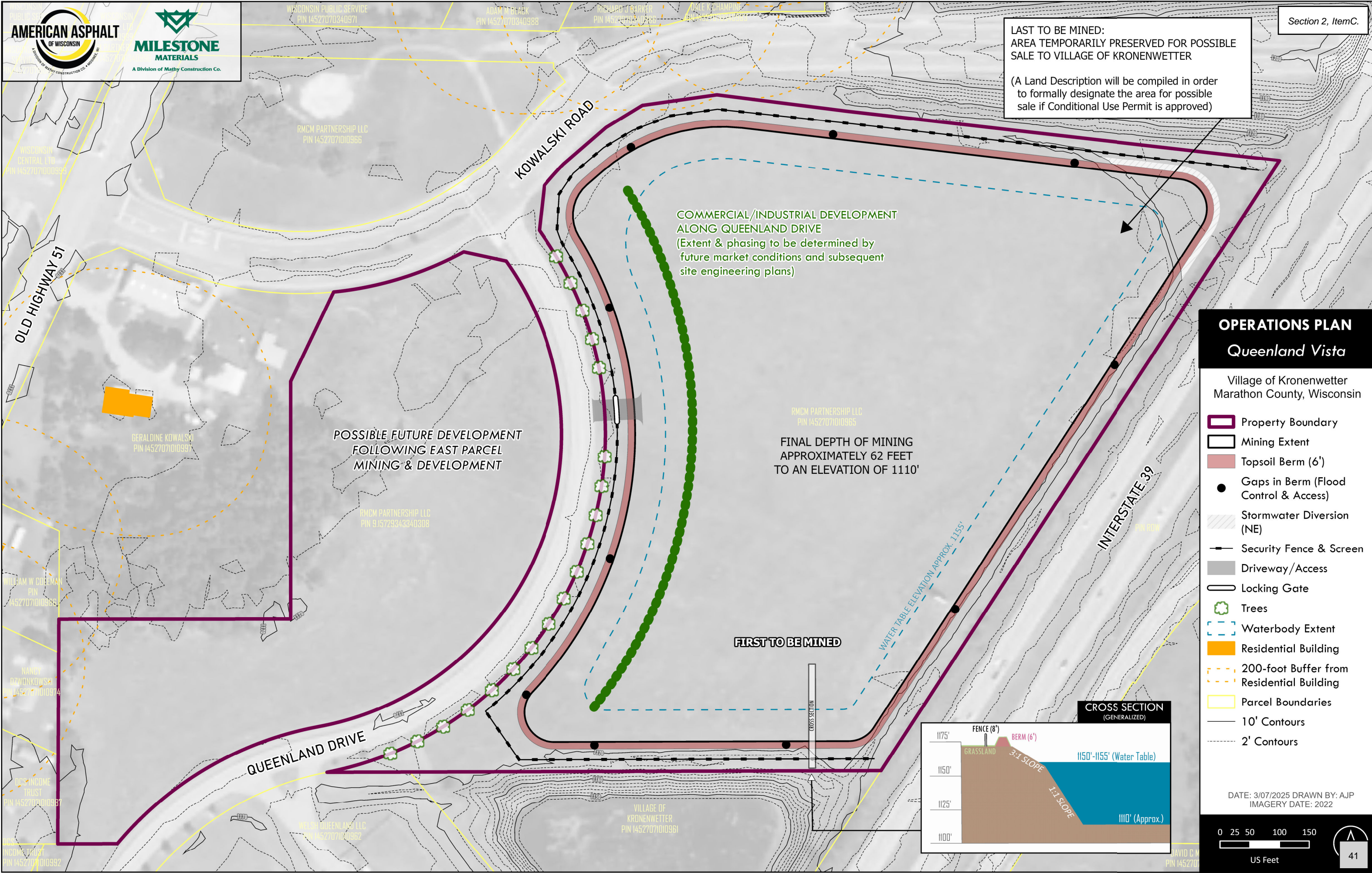






LAST TO BE MINED:  
AREA TEMPORARILY PRESERVED FOR POSSIBLE  
SALE TO VILLAGE OF KRONENWETTER

(A Land Description will be compiled in order  
to formally designate the area for possible  
sale if Conditional Use Permit is approved)



**OPERATIONS PLAN**  
*Queenland Vista*

Village of Kronenwetter  
Marathon County, Wisconsin

Property Boundary

Mining Extent

Topsoil Berm (6')

Gaps in Berm (Flood Control & Access)

Stormwater Diversion (NE)

Security Fence & Screen

Driveway/Access

Locking Gate

Trees

Waterbody Extent

Residential Building

200-foot Buffer from Residential Building

Parcel Boundaries

10' Contours

2' Contours

DATE: 3/07/2025 DRAWN BY: AJP  
IMAGERY DATE: 2022

0 25 50 100 150  
US Feet

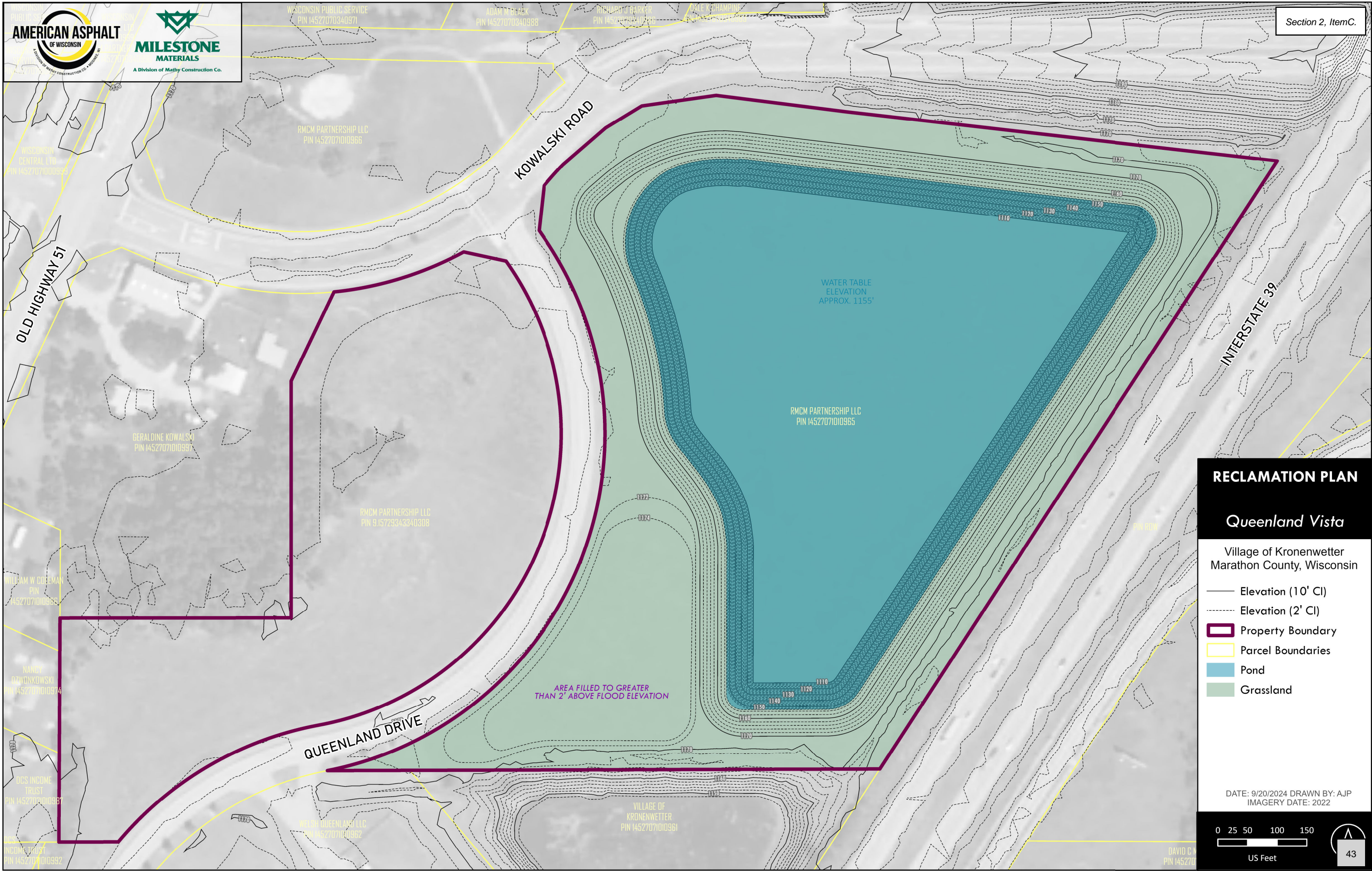
41



- DATE: 3/07/2025 DRAWN BY: AJP  
IMAGERY DATE: 2022







RECLAMATION PLAN

Queenland Vista

Village of Kronenwetter  
Marathon County, Wisconsin

Elevation (10' CI)

Elevation (2' CI)

Property Boundary

Parcel Boundaries

Pond

Grassland

DATE: 9/20/2024 DRAWN BY: AJP  
IMAGERY DATE: 2022

0 25 50 100 150  
US Feet

43



# **ATTACHMENT 1: HYDRAULIC DREDGING SCHEMATIC**

NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF KRONENWETTER

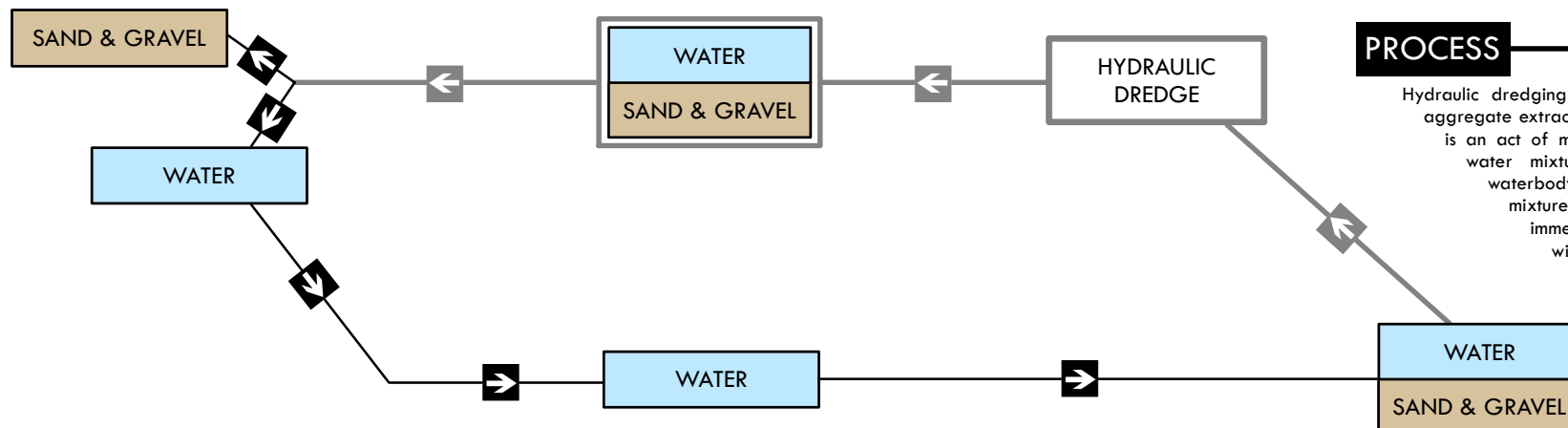
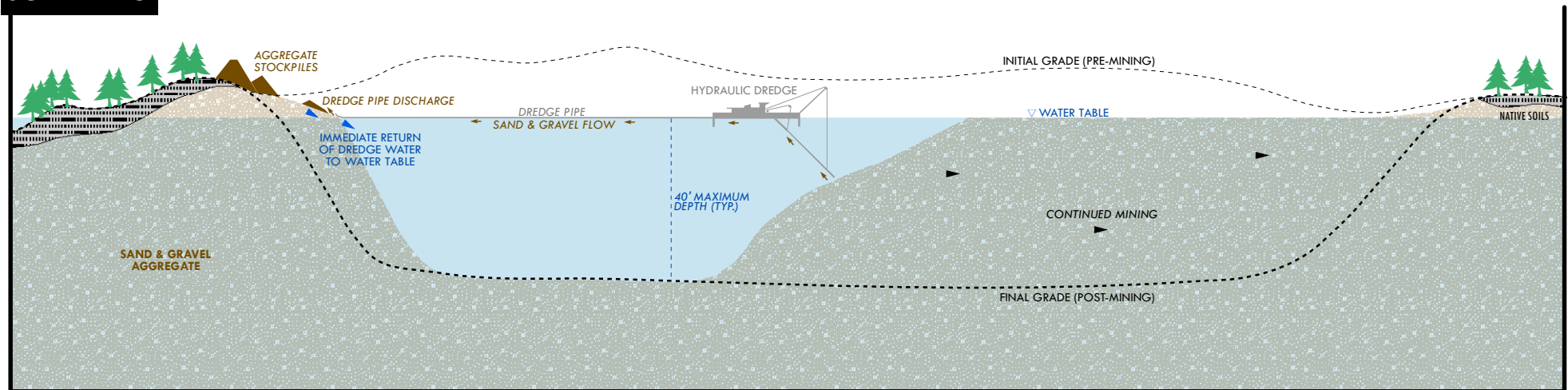


# HYDRAULIC DREDGING

Section 2, Item C.

This aggregate mining process uses a hydraulic dredge system to excavate the aggregates from underwater. The dredge is partially submerged in water and is equipped with a pump. When dredging, the operator lowers the boom of the dredge to the bottom of the body of water, in this case to maximum depth of 40 feet. A rotating cutter head on the end of the dredge piping then uses teeth to loosen the aggregate material, as the pump moves the sediment, along with water, from the bottom of the excavation. A long pipe then carries the aggregate and water combination from the bottom of the waterbody to the surface. The pipe discharges to a stockpile area that allows for the water to drain from the aggregate and immediately return to the waterbody. The deposited aggregates are then relocated on site and stockpiled for later use off site.

## SCHEMATIC



## PROCESS

Hydraulic dredging is a highly efficient method of aggregate extraction. The process is simple in that it is an act of moving water. The aggregate and water mixture that is dredged from the waterbody is transported to the surface. This mixture then separates, and the water is immediately returned to the waterbody, with the aggregates left at the surface. This process creates no water loss and therefore does not require a water use permit.

## **ATTACHMENT 2:**

# **COMPLETED FORM & APPLICATION FEE**

NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF KRONENWETTER

# Non-Metallic Mining Conditional Use Permit Application

Application Fee: \$300

A non-metallic mining conditional use permit is required for any mining activity in the Village. There are also additional permits required by the County and State of Wisconsin.

Plan Commission Meetings are held on the 3<sup>rd</sup> Monday of each month. Village Board Meetings on conditional use applications typically take place on the 4<sup>th</sup> Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.

Section 2, Item C.



1582 Kronenwetter Drive  
Kronenwetter, WI 54455  
715-693-4200  
www.kronenwetter.org

1. Applicant Name Milestone Materials Phone Number 608-779-6608  
Address 920 10th Avenue North, Onalaska, WI, 54650  
Email andrew.peters@mathy.com
2. Owner Name RMCM Partnership, LLC Phone Number N/A  
Address 7120 Baxter Road, Arena, WI, 53503  
Email N/A
3. Parcel ID#(s) 145-2707-101-0967 & 145-2707-101-0965
4. Legal description of the site Lot 1 & Lot 3, Certified Survey Map #14379  
Sections 10 & 11, Township 27 North, Range 7 East
5. Total area to be affected by this project. Include areas for stockpiling, processing, conservation practices and any roads to be reclaimed 22.30 ☐ Square feet OR ☒ Acres
6. Description of the proposed mining operation including type of material extracted and processing methods to be used in mining the site See Attached Description
7. ☒ Observed OR ☐ Estimated elevation of groundwater 1152' msl  
Reference depth to a permanent on-site reference point (bench mark).
8. Estimated volume of materials to be extracted 35,000\* cubic yards. (Include only the volume to be extracted in the time period covered by this application) \*Estimated per year extraction. Varies based on demand.
9. Estimated timetable for beginning and ending of operations on the site including any phases or stages  
15 - 25 Years\* (see above disclaimer)

10. A. If operation is intended to be seasonal, list the months of operation [Months/Days/Hours of operation are chosen to match those of Plant 22]
- January \_\_\_\_\_ through December \_\_\_\_\_
- B. Daily hours of operation
- |           |         |         |         |      |
|-----------|---------|---------|---------|------|
| Monday    | _____ 6 | a.m. to | _____ 8 | p.m. |
| Tuesday   | _____ 6 | a.m. to | _____ 8 | p.m. |
| Wednesday | _____ 6 | a.m. to | _____ 8 | p.m. |
| Thursday  | _____ 6 | a.m. to | _____ 8 | p.m. |
| Friday    | _____ 6 | a.m. to | _____ 8 | p.m. |
| Saturday  | _____ 6 | a.m. to | _____ 8 | p.m. |
| Sunday    | _____   | a.m. to | _____   | p.m. |
11. Are any temporary erosion control measures used during excavation? ☒ Yes OR ☐ No  
(If yes, the measures to be used must be shown on the plan. If no, explain why none are needed.)  
Silt fence, berms, erosion mat  
\_\_\_\_\_  
\_\_\_\_\_
12. In addition, the following drawings or documents must be attached to this application. All maps must be drawn at a scale of no less than one (1) inch equals two hundred (200) feet.
- A. Copy of the lease or proof of ownership.
  - B. Copies of County and/or State permits or approvals.
  - C. Description of anticipated topography, water impoundments, artificial lakes and future land use of the site upon completion of reclamation.
  - D. Describe measures to be taken to screen the operation from view of surrounding land uses or an explanation of why such measures are not needed.
  - E. A map of the site as it presently exists, include the following:
    - 1. Property boundaries and the location of all structures on or adjacent to the site and the purpose for which each structure and the adjoining land are used.
    - 2. Contours of the affected land at intervals no larger than two (2) feet.
    - 3. The location and names of all streams and roads on or within three hundred (300) feet of the site.
    - 4. Boundaries of previous excavations on the site and the location and description of boundary stakes for the proposed site. The stakes shall be referenced to a permanent reference point. The area stakes shall include all stockpiling and storage areas.
  - F. If the site is to be mined in phases, four copies of an operation plan which shall include the following:
    - 1. A plan view and description of sequential phases of mining including haulage ways, storage areas and processing areas.
    - 2. If necessary, attach a plan showing temporary erosion control measures.

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator and his/her designee to enter onto the property for the purposes outlined in the Non-metallic Mining Reclamation Ordinance.

Thomas S Burch  
\_\_\_\_\_  
Applicant's Signature

Thomas S Burch  
\_\_\_\_\_  
Print Applicant's Name

3-31-25  
\_\_\_\_\_  
Date

## **ATTACHMENT 3:**

# **PROOF OF OWNERSHIP**

NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF KRONENWETTER

MEMORANDUM OF PURCHASE AGREEMENT

This Memorandum of Purchase Agreement made this 1 day of 10, 2024, by and between **RMCM Partnership LLC**, a Wisconsin limited liability company ("RMCM"), as Seller, **WTTC Land Management Co., LLC**, a Wisconsin limited liability company ("WTTC"), as Purchaser, and **Milestone Materials, a Division of Mathy Construction Company** ("Milestone"), as proposed Tenant.

For good and valuable consideration described in the Real Estate Purchase Agreement between the parties dated August 9, 2024 (the "Agreement"), RMCM has agreed to sell and WTTC has agreed to purchase that certain real property situated in the Village of Kronenwetter, Marathon County, Wisconsin more particularly described on the attached Exhibit A (the "Property"), under the terms and conditions described in the Agreement. Upon successful closing on its purchase of the Property, WTTC has agreed to lease the Property to Milestone, as the site operator.

The Agreement grants WTTC and Milestone the right to apply for and obtain those certain approvals necessary for Milestone's proposed use of the Property related to its mining operations. Accordingly, any approving authorities, including but not limited to the Marathon County Zoning Department, may rely on this memorandum in lieu of a deed and/or lease agreement which will be available upon completion of the transaction. Such transaction is contingent upon WTTC/Milestone obtaining the approvals necessary for operating the Property.

This Memorandum of Purchase Agreement is not a complete summary of the terms of the Agreement. In the event of conflict between the provisions contained within this Memorandum and the Agreement, provisions within the Agreement shall control.

WITNESS:

Janet Monk  
Name: Janet Monk

RMCM PARTNERSHIP LLC

By: Thomas Monk  
Thomas Monk  
Managing Partner

WITNESS:

Tristan K. Gardner  
Name: Tristan K. Gardner

WTTC LAND MANAGEMENT CO., LLC

By: Will Mathy  
Will Mathy  
President

WITNESS:

Tristan K. Gardner  
Name: Tristan K. Gardner

MILESTONE MATERIALS

By: Will Mathy  
Will Mathy  
Vice President

## EXHIBIT A

Lots one (1) and three (3) of Certified Survey Map No. 14379 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 64 of Certified Survey Maps on page 16, as Document No. 1449149, as corrected by Affidavit of Correction recorded in said Register's office as Document No. 1463682; being a part of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of Section ten (10), and also a part of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section eleven (11), all in Township twenty-seven (27) North, Range seven (7) East, in the Village of Kronenwetter, Marathon County, Wisconsin; subject to easements of record.

PIN: 145-2707-101-0967  
145-2707-101-0965



## **Report to Planning Commission**

**Agenda Item:** Zoning Change Request and CSM: Chad Bleibaum, 4192 Martin Road, Kronenwetter, WI 54455.

**Meeting Date:** June 16, 2025

**Referring Body:** Plan Commission

**Committee Contact:** David Baker

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

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

**AGENDA ITEM:** Zoning Change Request and CSM: Chad Bleibaum, 4192 Martin Road

**OBJECTIVE(S):** To review the Zoning Change Request and CSM

**HISTORY/BACKGROUND:** Rezone Request from RR5 - Rural Residential 5 to RR2 - Rural Residential 2. The 9.706-acre parcel (4162 Martin Road) will be divided to create a 2.263-acre lot with the remaining 7.443 acres to be combined with the adjacent 9.6910-acre parcel (4192 Martin Road). The proposed rezone from RR5 to RR2 is consistent with a neighboring parcel to the south. The creation of Lot 1 meets the minimum frontage (80ft), minimum lot width (150ft) and minimum lot area (2.0 acres) requirements for RR2 (Rural Residential Zoning 2).

**RECOMMENDED ACTION:** Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Chad Bleibaum from RR5 (Rural Residential 5) to RR2 (Rural Residential 2) and CSM as presented.

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

**ATTACHMENTS:** Zoning Change Request, CSM Application and Staff Report



PARCEL # 145-2708-013-0993 (BLEIBAUM)  
ZONING CHANGE REQUEST

STAFF REPORT FOR PLANNING COMMISSION

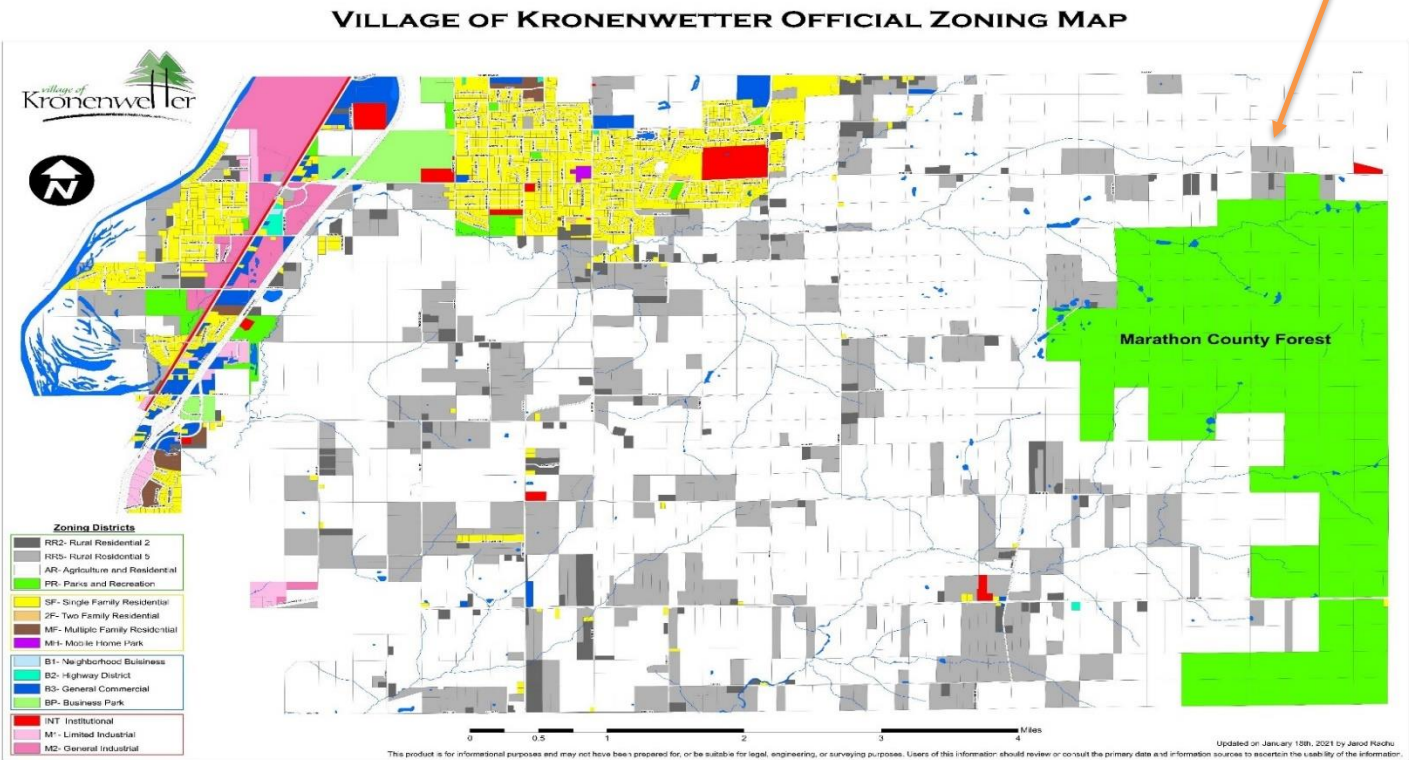
**PUBLIC HEARINGS/ MEETINGS:** Plan Commission Public Hearing: 6:00 p.m. June 16, 2025

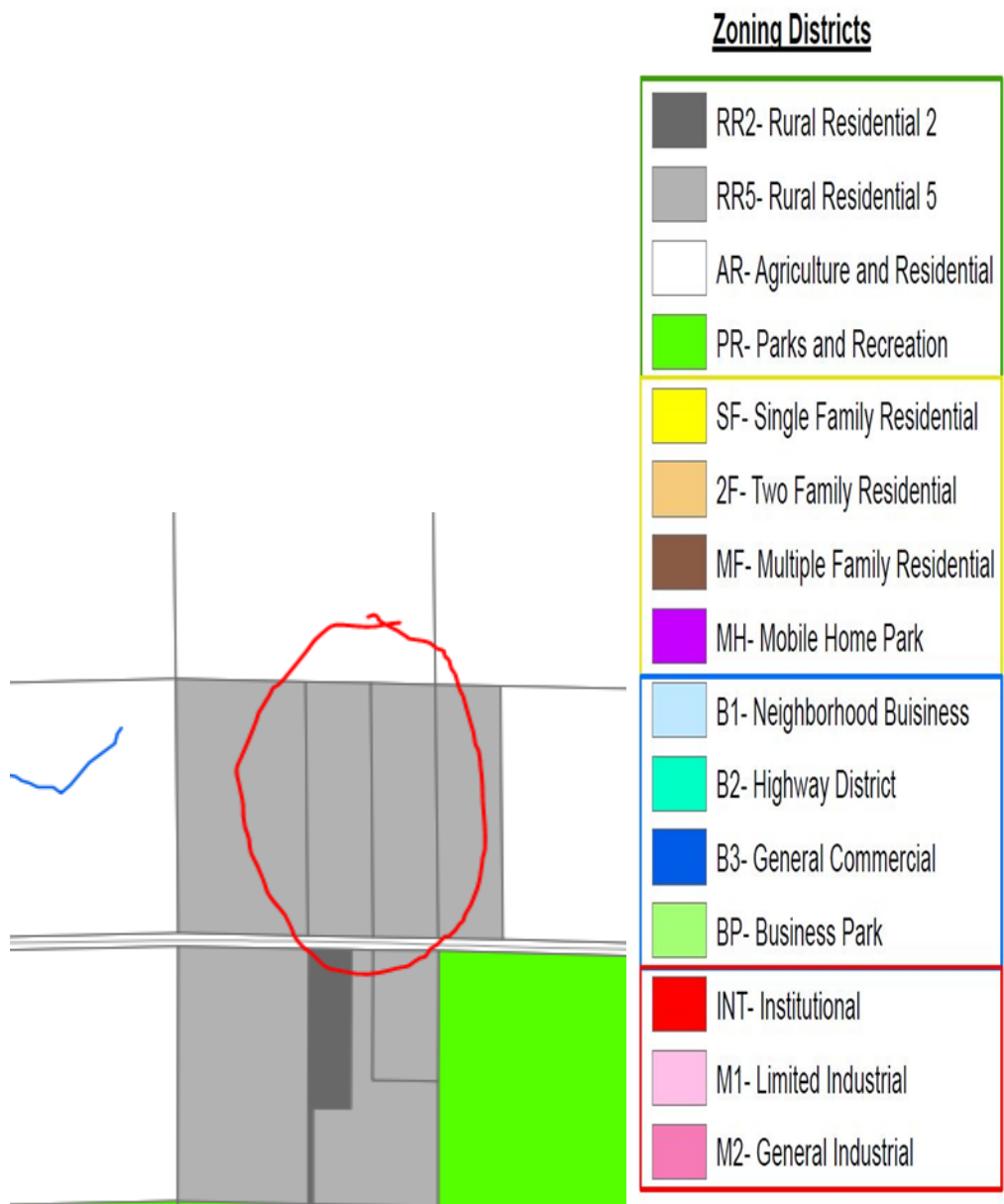
**APPLICANT:** Chad Bleibaum  
4192 Martin Road  
Kronenwetter, WI 54455

**OWNER:** Bruce and Shirley Bleibaum  
4162 Martin Road  
Kronenwetter, WI 54455

**Prepared By:** Vreeland Land Surveyors  
6103 Dawn Street  
Weston, WI 54476

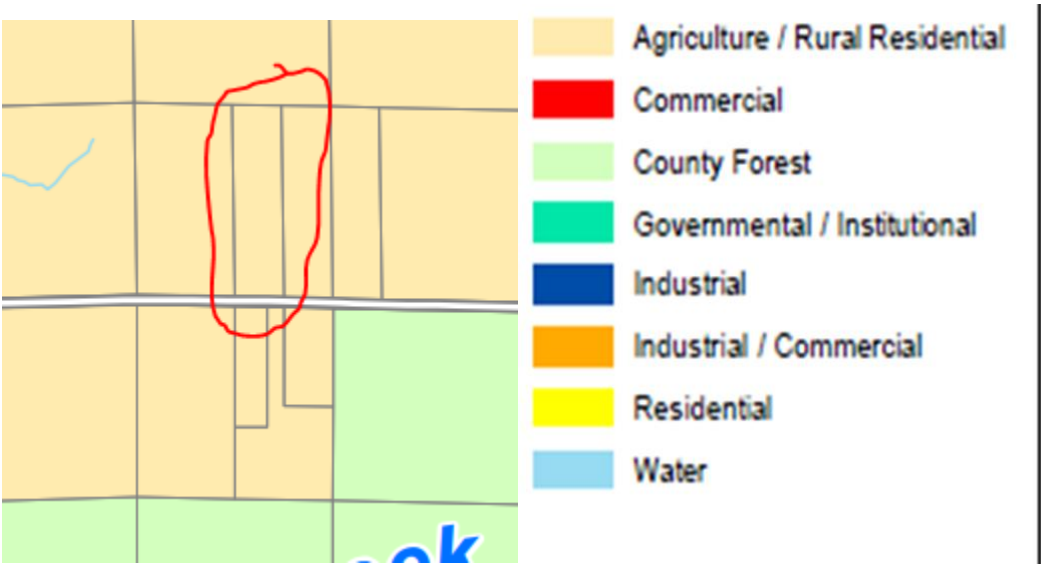
**LOCATION OF REQUEST:** 4162 Martin Rd, WI 54455, (See Map 1)





**Map 2: Current Zoning**  
(Source Data: Village of Kronenwetter)

PARCEL # 145-2708-013-0993 (BLEIBAUM)



Map 3: Future Land Use Map (Source Data: Village of Kronenwetter)

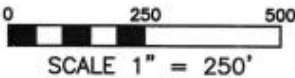
PARCEL # 145-2708-013-0993 (BLEIBAUM)

**CERTIFIED SURVEY MAP**  
**MARATHON COUNTY NO. \_\_\_\_\_**

ALL OF PARCELS 1 & 2 OF CSM 13126-57-63,  
LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION  
1, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

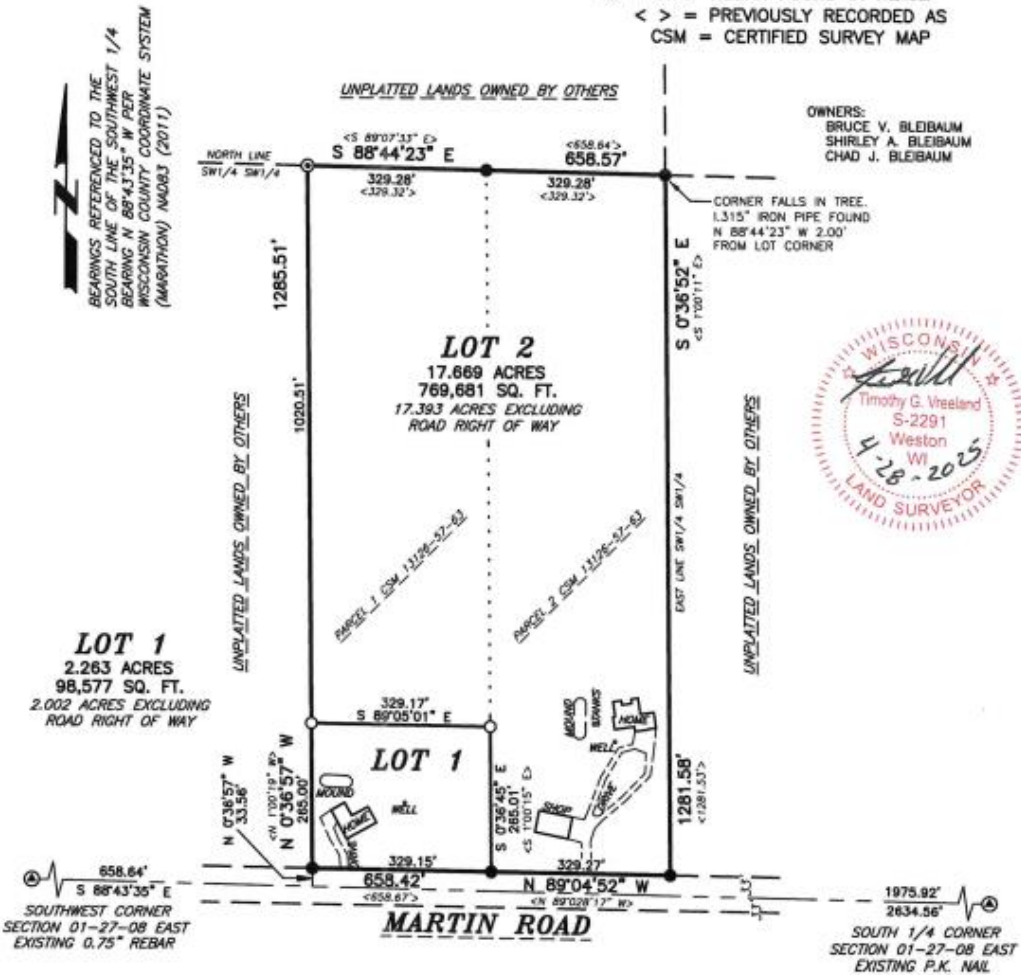
<b>VREELAND ASSOCIATES, INC.</b>	
<b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 tim@vreelandassociates.us	
<b>PREPARED FOR: CHAD BLEIBAUM</b>	
FILE #: 25-0185 BLEIBAUM	
DRAFTED BY: TIMOTHY G. VREELAND	
DRAWN BY: DALTON L. ZEINERT	

THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP,  
AND THE SALE OR TRANSFER OF PROPERTY REQUIRES  
A RECORDED DEED EXCEPTING PUBLIC DEDICATION.



**LEGEND**

- Ⓐ = GOVERNMENT CORNER LOCATION  
PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502  
POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON  
PIPE FOUND IN PLACE
- ⊙ = 0.75" REBAR FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS  
CSM = CERTIFIED SURVEY MAP



SHEET 1 OF 2 SHEETS

PARCEL # 145-2708-013-0993 (BLEIBAUM)

**CERTIFIED SURVEY MAP**

ALL OF PARCELS 1 & 2 OF CSM 13126-57-63, LOCATED IN THE  
SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 8  
EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

**SURVEYORS CERTIFICATE**

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CHAD BLEIBAUM, I SURVEYED, MAPPED AND DIVIDED ALL OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 13126, RECORDED IN VOLUME 57 ON PAGE 63, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



  
TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 28TH DAY OF APRIL, 2025  
SURVEY PERFORMED APRIL 23RD, 2025

**VILLAGE BOARD AUTHORIZATION**

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

PARCEL # 145-2708-013-0993 (BLEIBAUM)



**Legal Description of Property:**

SEC 01-27-08 PT OF E 1/2 SW 1/4 SW 1/4 PCL 1 CSM VOL 57 PG 63 (#13126) (DOC #1355513)

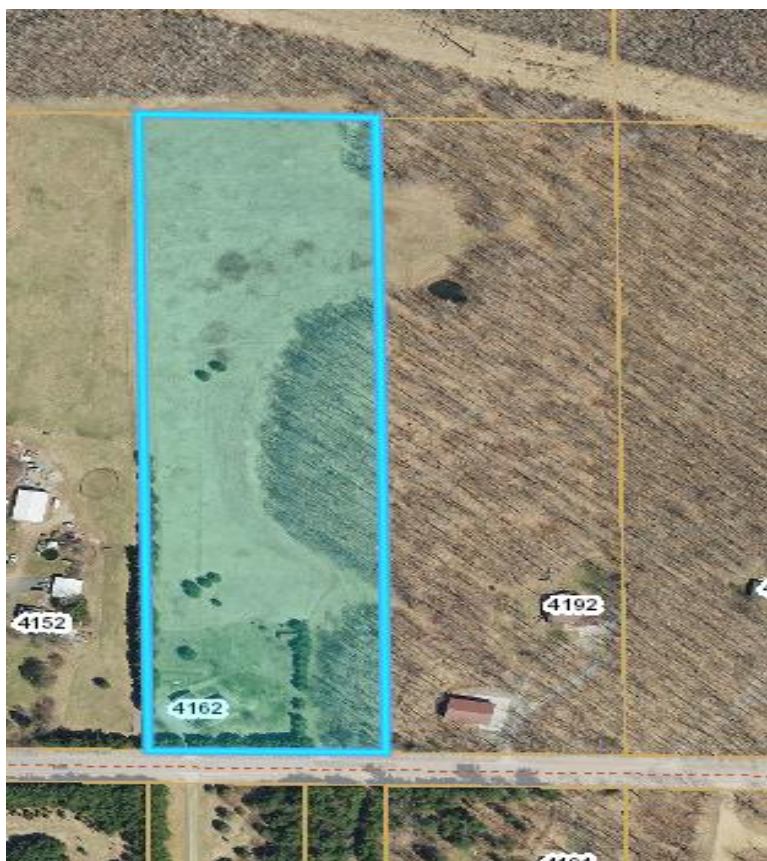
**Current Zoning:**

RR5 - Rural Residential 5 (see Map 2)

**COMPREHENSIVE PLAN  
FUTURE LAND USE:**

Agriculture/Rural Residential (See Map 3)

**LEGAL NOTIFICATION:** A legal advertisement was published in the Wausau Daily Herald on Monday, June 2, 2025 and Monday, June 9, 2024. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on June 2, 2025.



Map 4: Aerial Photo  
(Source Data: Marathon County)

PARCEL # 145-2708-013-0993 (BLEIBAUM)

**INTRODUCTION:** Rezone Request from RR-5 (Rural Residential 5) to RR-2 (Rural Residential 2)

The 9.706-acre parcel (4162 Martin Road) will be divided to create a 2.263-acre lot with the remaining 7.443 acres to be combined with the adjacent 9.6910-acre parcel (4192 Martin Road). The proposed rezone from RR5 to RR2 is consistent with a neighboring parcel to the south. The creation of Lot 1 meets the minimum frontage (80ft), minimum lot width (150ft) and minimum lot area (2.0 acres) requirements for RR2 (Rural Residential Zoning 2).

**VILLAGE OF KRONENWETTER PLANNING COMMISSION**  
**JUNE 16, 2025**  
**PARCEL # 145-2708-013-0993 (BLEIBAUM)**  
**CSM & ZONING CHANGE REQUEST**

**RECOMMENDED MOTION**

Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Chad Bleibaum from RR5 (Rural Residential 5) to RR2 (Rural Residential 2) and CSM as presented.

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION**

*Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:*

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
  - Yes. While the property is designated on the Future Land Use Map as Agriculture/Residential, there are existing large lot residential/agriculture parcels in this area. The rezone of this parcel to RR-2 will allow for consistent land uses with adjoining parcels. This is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.
  - 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is “a guide to the physical, social, and economic development of a local governmental unit” and that “[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.
  - Page 121 of the 2019 Comprehensive Plan states the following:

PARCEL # 145-2708-013-0993 (BLEIBAUM)

### Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use **recommendations** for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and **serve as a guide** for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

### Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- a. Strategically locate new developments in areas to create mutually beneficial relationships among businesses
- b. Encourage growth to occur within the Sewer Service Planning Area
- c. Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations
- d. Work with landowners to protect productive agricultural and forest lands to accommodate property owner desires to the extent possible
- e. Strive to avoid allowing conflicting land uses to be located adjacent to one another**
- f. Preserve the most advantageous properties for commercial and industrial uses and direct residential use to other property
- g. Encourage industrial uses in areas with convenient access to arterial roadways
- h. Discourage large and undeveloped residential lots in areas serviced by the public water and sewer infrastructure
- i. Recognize the different expectations residents have living in different areas of the Village and develop ordinances and policies reflective of those property owner expectations**
- j. Encourage development that preserves to the extent possible the quality of life that residents enjoy**
- k. Strive to maintain a density of no greater than one residential unit per twenty acres of land in the rural areas of the Village**
- l. Strive to maintain a density of no greater than one residential unit per one-half acre in the more urban areas of the Village
- m. Seek to be involved with Wisconsin Public Service land use decision making process, particularly those regarding property adjacent to the existing power generation facilities and develop compatible neighboring uses
- n. Encourage projects that cater to the Village's aging population
- o. Avoid excess regulations that drive up cost for housing, land development, and site development

- Wisconsin Court of Appeals, Lakeland Area Property Owners Association, U.A. v. Oneida County, 2020SAP858

When reviewing an ordinance for consistency with a comprehensive plan, the future land use map and narrative portions of the plan **should not be reviewed in isolation**, but instead should be understood in relation to each other and in the context of the remainder of the plan.



2. *Does the rezoning further the purpose and intent of this Chapter?*
  - Yes. The portion of the Village where this property is located is classified as Agriculture/Rural Residential on the Village's Future Land Use Map. By rezoning this property, the property would maintain a residential use that would be consistent with the surrounding area. This satisfies the Zoning Ordinance's purpose of preserving and enhancing community appearance and quality of life.
3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*
  - No Keeps it the same.
4. *Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*
  - Yes. There are Rural Resident 2 (RR-2), Rural Residential 5 (RR-5) and Agricultural and Residential (AR) lots that are located near this parcel. The property owners will continue to utilize the parcel for purposes within these districts.
5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*
  - Yes. The proposed property will meet all minimum requirements.
5. *For applications to rezone land to a multi-family, commercial, or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?*
  - This land is not being rezoned to a multi-family, commercial, or industrial zoning district.

# Certified Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter §460-16  
Certified Survey Map (CSM) procedure.

Plan Commission meetings are held on the 3<sup>rd</sup> Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.

Section 2, Item D.



1582 Kronenwetter Drive  
Kronenwetter, WI 54455  
715-693-4200  
www.kronenwetter.org

## Applicant Information

1. Applicant

Name Chad Bleibaum Phone Number 715-432-5859

Address 4192 Martin Road Kronenwetter

Email cjbleibaum@gmail.com

2. Property Title holder Name Same as applicant

Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

3. Prepared By

Company Name Vreeland Land Surveyors & Engineers

Address 6103 Dawn Street Weston, WI 54476

Phone Number 715-241-0947 Email dustin@vreelandassociates.us

## Property Information

4. Property Address 4192 & 4162 Martin Road

5. Section 1 Township 27 Range 8 6. Parcel Identification # (PIN) 14527080130993 & 14527080130992

7. Legal Description (attach an additional sheet if necessary) All of Parcels 1 & 2 of CSM 13126-57-63

8. Parcel Acreage 2.263 & 17.669 9. Zoning District RR-5

10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)  
Yes, RR-2 for 4162 Martin Road

*The zoning change application is required to be submitted with this CSM application.*

11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) CSM 13126-57-63

12. Number of lots proposed in the CSM: 2

### Required Attachments

1. Narrative describing the CSM with respect to the following matters:
  - a. Existing use of property within the general area of the property in question.
  - b. Citation of any existing legal rights-of-way or easements affecting the property.
  - c. Existing covenants on the property.
  - d. How the applicant proposes to meet the parkland dedication requirement
  - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.
  
2. The CSM shall be on 11" x 17" drawings  
 Requirements: Village of Kronenwetter, WI Review and Approval Procedures (ecode360.com) and Wisconsin Legislature: 236.34
  - a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
    - (1) Proposed title of the CSM
    - (2) Date, scale and North arrow.
    - (3) Location of the proposed CSM by government lot, quarter section, township, range and county.
    - (4) Small drawing showing the location of the land to be divided.
    - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
    - (6) Entire area contiguous to the proposed CSM owned or controlled by the subdivider shall be included on the preliminary CSM even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
  - b. Preliminary CSM technical information. All preliminary CSM shall show the following:
    - (1) Exterior boundaries of the proposed lots, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
    - (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being divided or immediately adjacent thereto.
    - (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the CSM or immediately adjacent thereto.
    - (4) Location and names of any adjacent lots, parks and cemeteries and owners of record of abutting unplatted lands.
    - (5) Existing and proposed zoning on and adjacent to the proposed lots.
    - (6) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the lots.
    - (7) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the CSM.
    - (8) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
    - (9) Approximate dimensions of all lots. The area in square feet of each lot shall be provided.

- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
  - (11) Approximate radii of all curves.
  - (12) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed division in relation to access.
  - (13) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary CSM, it shall have the authority to request in writing such information from the subdivider.
- c. Additional information. The Plan Commission or Village Board may require a proposed CSM layout of all or part of the contiguously owned land even though division is not planned at the time.

*Refer to Chapter 460-16 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.*

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

Chad J. Bledbaum  
(Printed Name of Applicant)

Chad J. Bledbaum  
(Signature of Applicant)

5-8-25  
(Date)



# Zoning Change Request Application

Application Fee: \$300 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3<sup>rd</sup> Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4<sup>th</sup> Tuesday of each month.

*Although not required, it is recommended that the applicant attend these meetings.*



## Applicant Information

1. Applicant Name Chad Bleibaum Phone Number 715-432-5859  
Address 4192 Martin Road Kronenwetter  
Email cjbleibaum@gmail.com

2. Property Titleholder Name Bruce & Shirley Bleibaum Phone Number 715-432-5859  
Address 4162 Martin Road Kronenwetter  
Email cjbleibaum@gmail.com

3. Prepared By Company Name Vreeland Land Surveyors Name Dustin Vreeland  
Address 6103 Dawn Street Weston, WI 54476  
Phone Number 715-241-0947 Email dustin@vreelandassociates.us

## Property Information

4. Property Address 4162 Martin Road Kronenwetter

5. Section 1 Township 27 Range 8 6. Parcel Identification # (PIN) 14527080130993

7. Legal Description (attach an additional sheet if necessary) Parcel 1 of CSM 13126-57-63

8. Current Zoning District RR-5 9. Proposed Zoning District RR-2

10. Parcel Acreage 2.263 11. Will the Zoning Change be accompanied by a CSM or Subdivision? yes

12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Not that we are aware of.

13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? No, son lives next door and is combining the remainder of the land with His property.

**Required Attachments**

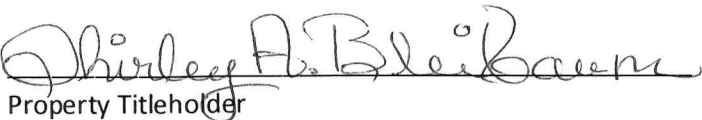
- 1. Narrative describing the zoning change request with respect to the following matters:
  - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
  - b. Does the rezoning further the purpose and intent of this Chapter?
  - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
    - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
    - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
    - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
  - d. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
  - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
  - f. For applications to rezone land to a multi-family, commercial or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?
- 2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

**Applicant Acknowledgement**

I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

  
Applicant

5/8/25  
Date

  
Property Titleholder

5/8/25  
Date

Dustin Vreeland  
Prepared By

4/28/25  
Date

**FOR OFFICE USE ONLY:**

Application Received \_\_\_\_\_ Check # \_\_\_\_\_

**Plan Commission:**

Meeting Date \_\_\_\_\_ Recommendation: Approved / Denied

**Village Board:**

Meeting Date \_\_\_\_\_ Decision: Approved / Denied



# CERTIFIED SURVEY MAP

## MARATHON COUNTY NO. \_\_\_\_\_

ALL OF PARCELS 1 & 2 OF CSM 13126-57-63,  
LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION  
1, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us
<b>PREPARED FOR: CHAD BLEIBAUM</b>
<b>FILE #: 25-0185 BLEIBAUM</b>
<b>DRAFTED BY: TIMOTHY G. VREELAND</b>
<b>DRAWN BY: DALTON L. ZEINERT</b>

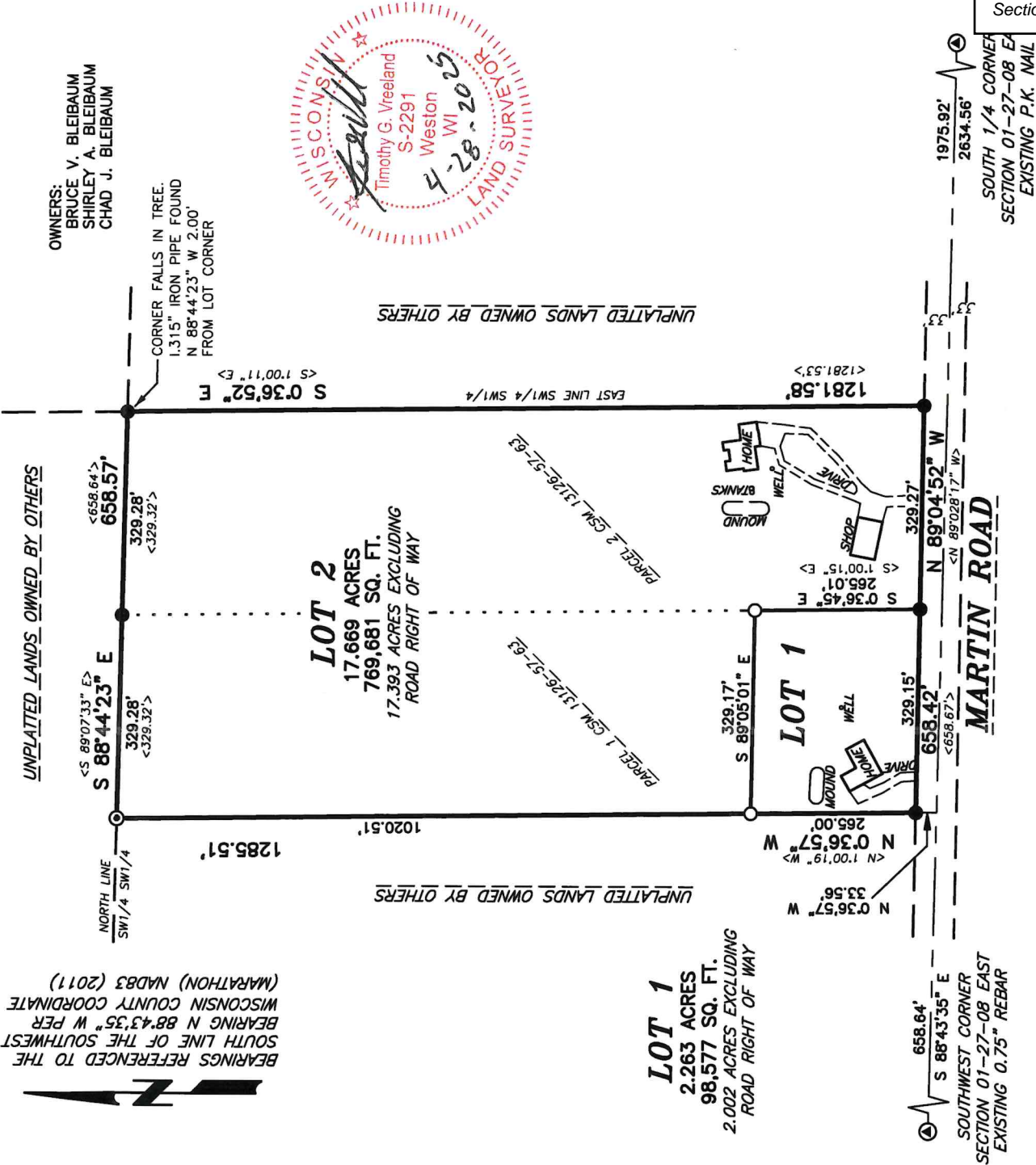
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP,  
AND THE SALE OR TRANSFER OF PROPERTY REQUIRES  
A RECORDED DEED EXCEPTING PUBLIC DEDICATION.



SCALE 1" = 250'

- ### LEGEND
- Ⓐ = GOVERNMENT CORNER LOCATION  
PER COUNTY SURVEY RECORDS
  - = 0.75" x 24" REBAR 1.502  
POUNDS PER FOOT SET
  - = 1.315" OUTSIDE DIAMETER IRON  
PIPE FOUND IN PLACE
  - ⊙ = 0.75" REBAR FOUND IN PLACE
  - < > = PREVIOUSLY RECORDED AS  
CSM = CERTIFIED SURVEY MAP

BEARINGS REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) NAD83 (2011)



# CERTIFIED SURVEY MAP

ALL OF PARCELS 1 & 2 OF CSM 13126-57-63, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

## SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CHAD BLEIBAUM, I SURVEYED, MAPPED AND DIVIDED ALL OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 13126, RECORDED IN VOLUME 57 ON PAGE 63, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 28TH DAY OF APRIL, 2025  
SURVEY PERFORMED APRIL 23RD, 2025

## VILLAGE BOARD AUTHORIZATION

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR



# PLAN COMMISSION MEETING MINUTES

March 17, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

## 1. CALL MEETING TO ORDER

@6:00 PM

A. Pledge of Allegiance

B. Roll Call

EnterTextHere

PRESENT

Chair Chris Voll

Tony Stange

Bruce Sinkula

Dan Lesniak

Ken Charneski

ABSENT

Dick Kvapil

Rick Grundman

## 2. ANNOUNCEMENT OF PUBLIC HEARING

### C. Conditional Use Permit request Jeffery A. Jerde

#### CONDITIONAL USE PERMIT

Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455 requests a Conditional Use Permit for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) at 1848 Maple Ridge Rd, Kronenwetter, WI 54455, SECTION 24, T27N, R7E, W 1/2 NE 1/4 NW ¼, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN. PIN 145-2707-242-0998, 19.92 Acres.

Overview given by Peter Wegner. Ms. Jerde gave a short overview of the services and events held on this property. Parking on the road will need to be addressed if approved.

2 emailed public comments:

1. Crystal Esker 1330 Ropel Road
2. Brian & Andrea Sasman.

## 3. CLOSE PUBLIC HEARING

## 4. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

## 5. APPROVAL OF MINUTES

D. 2025 01 20 Plan Commission Meeting Minutes

Motion made to approve by Stange, Seconded by Charneski.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

E. 2025 02 17 Plan Commission Meeting Minutes

Motion made to approve by Stange, Seconded by Charneski.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**6. REPORTS AND DISCUSSIONS**

F. Community Development/Planning and Zoning Director Report

**7. OLD BUSINESS**

G. Discussion and possible action: § 520-121. - Conditional use permits.

Changes were made as discussed at the last meeting.

Motion for staff make updates & schedule public hearing.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

H. Discussion and possible action: § 520-124. – Site plan procedures.

Changes were made as discussed at the last meeting.

Motion to move item to public hearing.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**8. NEW BUSINESS**

I. Discussion and possible action: CSM Trailwood Ventures LLC, 1500 Kowalski Road.

Motion to approve the CSM for Trailwood ventures @1500 Kowalski Road as proposed.

Motion made by Lesniak, Seconded by Sinkula.

Amend motion.

Amend previous motion to Superseed the original CSM with the 4 lots and move forward with current CSM.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski - By roll call

J. Discussion and possible action: American Asphalt CUP renewal, 1116 Happy Hollow Rd. Plant 22 Sand Pit.

American Asphalt would like a 3–5-year CUP renewal from a 1–2-year renewal.

Motion to Postpone action until next meeting & direct Pete to clarify which parcels/PINS are involved in the original from 1998 CUP.

Motion made by Lesniak, Seconded by Stange.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

K. Proposed changes to 496-7 Operator and rider requirements

motion to change the ATV - UTV speed change to 35 MPH from 30 MPH. Also, for staff to set up a public hearing.

Motion made by Charneski, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**9. NEXT MEETING: APRIL 21, 2025**

**10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**11. ADJOURNMENT**

@6:57 PM

Motion made by Stange, Seconded by Chair Baker.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.**

**Posted: 03/14/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee**

**Times, Wausau Pilot and Review, City Pages**

Minutes prepared by \_KRC\_\_\_\_\_



CUP Public Comment

Peter Wegner

**From:** C C <crystalcruzcampechano@gmail.com>  
**Sent:** Monday, March 17, 2025 7:27 AM  
**To:** Peter Wegner  
**Subject:** [External] Jeff Jerde- conditional use permit

Peter,

I am emailing you regarding Jeff Jerde's conditional use permit that is meeting later this evening.

I am in support for Jeff having this permit however I do have one question/ concern regarding trucks/horse trailers/vehicles being parked on Ropel Rd. There was a time in the past in which trucks and horse trailers were parked on both sides of the road and a mother with a stroller, multiple kids and a dog were also walking at the same time as I was driving through. In my opinion Ropel road does not have a very wide shoulder so when you have trucks / trailers parked on both sides of the road, people walking on the street and cars driving through that could potentially be very dangerous. Will parking be allowed on both sides of the street or not allowed at all? Or will parking be allowed on only 1 side of the road? I just am looking out for everyone's safety. When vehicles are parked on only one side of the road I feel that is safe as it allows for enough "space" if needed as someone is driving through and for pedestrians as well.

Thank you for taking the time to read my email and consider my point / concern.

Could you please respond to my email to verify you received it? Thank you.

Regards,

Crystal Esker  
1330 Ropel Rd  
715-297-2514

CUP Public Comment

**Peter Wegner**

---

**From:** Brian Sasman <bsasman@qct-usa.com>  
**Sent:** Monday, March 3, 2025 12:03 PM  
**To:** Peter Wegner  
**Subject:** [External] Jeffrey A Jerde Conditional Use Permit for Commercial Animal Establishment

Mr. Wegner,

As a neighbor, we fully support the approval of the Conditional Use Permit for a Commercial Animal Establishment as stated in the application submitted by Mr. Jerde.

Thank you.

Brian & Andrea Sasman  
1417 Ropel Rd.  
715-302-1934





# SPECIAL PLAN COMMISSION MEETING MINUTES

March 31, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

## 1. CALL MEETING TO ORDER

@6:00pm

A. Pledge of Allegiance

B. Roll Call

PRESENT

Chair Chris Voll

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Ken Charneski

ABSENT

Rick Grundman

## 2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

## 3. OLD BUSINESS

C. Conditional Use Permit request Jeffery A. Jerde

Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455 requests a Conditional Use Permit for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) at 1848 Maple Ridge Rd, Kronenwetter, WI 54455, SECTION 24, T27N, R7E, W 1/2 NE 1/4 NW ¼, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN. PIN 145-2707-242-0998, 19.92 Acres. Overview given by Peter Wegner.

Motion to approve CUP

Motion made by Lesniak, Seconded by Charneski.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Charneski by roll call.

D. Conditional Use Permit Renewal, American Asphalt, 1116 Happy Hollow Road. Plant 22 Sand Pit. 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, a in 2005 a third Non-Metallic Mining CUP was issued for PIN: 145-2707-104-0977.

Overview given by Peter Wegner.

Motion to approve CUP with all PIN's

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Charneski by roll call.

4. **NEXT MEETING: APRIL 21, 2025**
5. **CONSIDERATION OF ITEMS FOR FUTURE AGENDA**  
No items
6. **ADJOURNMENT**  
@6:07pm

***NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.***

**Posted: 03/26/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**

Minutes prepared by \_KRC\_\_\_\_\_



# PLAN COMMISSION MEETING MINUTES

April 21, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

## 1. CALL MEETING TO ORDER

@6:04pm

A. Pledge of Allegiance

B. Roll Call

PRESENT

Chair Chris Voll

Tony Stange

Dan Lesniak

Rick Grundman

Ken Charneski

ABSENT

Dick Kvapil

Bruce Sinkula

## 2. ANNOUNCEMENT OF PUBLIC HEARING

C. Proposed Changes to § 520-121 Conditional Use Permits.

TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES

An Ordinance amending Chapter 520, entitled "Zoning," of the General Code of Ordinances. The Village of Kronenwetter is proposing an amendment to subsection 520-121, entitled "Conditional Use Permits." These amendments are being proposed to update existing code relating to appeals and to comply with State Statutes. A copy of the draft ordinance can be viewed at the Municipal Center.

Overview given by Peter Wegner.

A major change will be that the allow appeals to go to the Board of Appeals.

D. Proposed Changes to § 520-124 Site Plan Procedures.

TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES

An Ordinance amending Chapter 520, entitled "Zoning," of the General Code of Ordinances. The Village of Kronenwetter is proposing an amendment to subsection 520- 124, entitled "Site plan procedures." These amendments are being proposed to update existing code relating to appeals and to comply with State Statutes. A copy of the draft ordinance can be viewed at the Municipal Center.

Overview given by Peter Wegner.

## 3. CLOSED PUBLIC HEARING

## 4. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that

there may be limited discussion on the information received, however, no action will be taken under public comments.

**5. REPORTS AND DISCUSSIONS**

E. Community Development/Planning and Zoning Director Report

**6. NEW BUSINESS**

F. Proposed Changes to § 520-121 Conditional Use Permits

Update Planning Commission to Plan Commission

Motion made to recommend VB approve the changes to § 520-121 Conditional Use Permits by Lesniak, Seconded by Stange.

Voting Yea: Chair Voll, Stange, Lesniak, Grundman, Charneski

G. Proposed Changes to § 520-124 Site Plan Procedures

Motion made to recommend to VB to approve § 520-124 Site Plan Procedures by Chair Voll, Seconded by Grundman.

Voting Yea: Chair Voll, Stange, Lesniak, Grundman, Charneski

**7. NEXT MEETING: MAY 19, 2025**

**8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**9. ADJOURNMENT**

Motion made by Chair Voll, Seconded by Grundman.

Voting Yea: Chair Voll, Stange, Lesniak, Grundman, Charneski

***NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.***

**Posted: 04/17/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**

Minutes prepared by \_\_\_\_\_



## SPECIAL PLAN COMMISSION MEETING MINUTES

May 01, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

### 1. CALL MEETING TO ORDER

@6pm

A. Pledge of Allegiance

B. Roll Call

PRESENT

Chair David Baker

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Ken Charneski

ABSENT

Rick Grundman

### 2. SELECTION OF CO-CHAIRPERSON

No Action - Waiting for item until next meeting

### 3. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

Ariel Scheftgen - 2384 Old Hwy 51, Update on offer on house and property.

### 4. NEW BUSINESS

C. Proposed Zoning Changes 520-22 Institutional and recreational land use types

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Baker, Kvapil, Stange, Sinkula, Lesniak, Charneski

### 5. NEXT MEETING: MAY 19, 2025

### 6. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

None

### 7. ADJOURNMENT

Motion made by Sinkula, Seconded by Stange.

Voting Yea: Chair Baker, Kvapil, Stange, Sinkula, Lesniak, Charneski

**NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.**

**Posted: 04/30/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**  
**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**

Minutes prepared by \_\_\_\_\_

## **Community Development/Planning and Zoning Director Report**

June 16, 2025

Peter S. Wegner, Community Development/Planning and Zoning Director

- Review Variance Application for 2306 Pleasant Drive.
- Correspondence with SBA Communications and T-Mobile regarding swapping antennas on E. Nick Ave Cell Tower.
- Complaints and correspondence.
- Correspondence with WiDOT regarding parcels at the end of Village Road.
- Research Storage/Shipping Containers in Agricultural and Residential Zoning Districts.
- Correspondence with Village Residents regarding Oak Wilt.
- Correspondence with MD7 re: Revised AT&T Second Amendment to Water Tower Lease Agreement Draft.
- Review 2011 Act 170.
- Preconstruction Meeting Kronenwetter Drive & Local Roads Rehabilitation Projects.
- Bike and Walk Community Event.
- Correspondence with Marathon County Conservation Manager regarding manure complaint.
- Review proposed Rezone and CSM on Martin Road.
- Discussions with Developers regarding options in TID #1.
- Correspondence with Nsight and Cellcom regarding proposed modifications to equipment on Creek Road Cell Tower.
- Review § 520-16. - Standards generally applicable to land uses. Number of principal buildings.
- Correspondence with Surveyor, Engineer and Developer regarding proposed Glacier Meadows subdivision.
- Review Chapter 508 - WATER AND SEWERS.
- Farmer's Market season kick-off event.
- Review 3037 W. Nick Avenue 2022 rezone and CSM.
- Review § 409-2. - Lawns and natural areas and § 382-4. - Public nuisances affecting health. F. All noxious weeds and other rank growth of vegetation.
- Review Waiver of Construction Lien Rights as it relates to permit fees.
- Review Chapter 285 – EXPLOSIVES and permit requirements for sale or display.
- Correspondence with Milestone Materials regarding proposed Non-metallic Mining Operation.
- Meeting with Kronenwetter Storage Contractor to address driveway, curb and walkway.
- Correspondence with contractor and Village Building Inspector regarding decks and frost protected footings.
- Review proposed 419-6 ROADWAY ACCESS CONTROL Variance request, Forest Grove Avenue Parcel.





### **Report to Planning Commission**

**Agenda Item:** Concept Plan Glacier Meadows, Vacant No Address, Kronenwetter, WI 54455. PARCEL # 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989.

**Meeting Date:** June 16, 2025

**Referring Body:** Plan Commission

**Committee Contact:** Dave Baker

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

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

**AGENDA ITEM:** Concept Plan Glacier Meadows, Vacant No Address, Kronenwetter, WI 54455.

**OBJECTIVE(S):** To review the revised Glacier Meadows Concept Plan.

**HISTORY/BACKGROUND:** Denyon Homes Inc. originally proposed a 116 lot, two outlot subdivision on an 82.9acre parcel located off of Pine and Pleasant Road. On January 20, 2025 the Planning Commission reviewed the concept plan, which included twin home lots and provided comments. As a result, the applicant revised the concept plan to address access and room for a park. On February 17, 2025, the Plan Commission reviewed the revised concept plan, which included 26 twin home lots (Zero-Lot-Line residences).

At that same meeting, February 17, 2025, the Plan Commission held a public hearing to consider proposed Zero-Lot-Line language. A motion passed 6:0 to forward an Ordinance Amendment to the Village Board for Approval. On February 24, 2025, the Village Board passed a motion 5:2 NOT to approve the proposed ordinance amendment to allow Zero-Lot-Line residences.

As a result, the Glacier Meadows Concept plan has been revised, removing the twin home lots and replacing them with proposed duplexes instead of zero-lot-line homes.

**RECOMMENDED ACTION:** To review the proposed revisions to the Glacier Meadows Concept Plan.

**ATTACHMENTS:** Concept 8 Duplex Lots, Glacier Meadows Concept Plan.

