



SPECIAL VILLAGE BOARD MEETING AGENDA

January 27, 2026 at 4:00 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION

- C.** Appeal Made to the Village Board Regarding the October 20, 2025 Plan Commission Denial of the Conditional Use Permit Request for a Non-metallic Mine on the Property Located at 1066 Maple Ridge Road

3. ADJOURNMENT

NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact the clerk's office, 1582 Kronenwetter Drive, WI 54455 (715)-692-1728

Posted: 01/23/2026 Kronenwetter Municipal Center and www.kronenwetter.gov

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



Report to Planning Commission

Agenda Item: MILESTONE MATERIALS, 1066 Maple Ridge Road, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation

Meeting Date: October 20, 2025

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: MILESTONE MATERIALS, 1066 Maple Ridge Road, 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 1066 Maple Ridge Road, Mosinee, WI, 54455.

HISTORY/BACKGROUND: Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on property located at 1066 Maple Ridge Road, Mosinee, WI, 54455.

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.

G. Review criteria for conditional use permit. Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved:

- (1) Is the proposed conditional use in harmony with the comprehensive plan, this chapter, and any other plan, program, or ordinance adopted by the village?
- (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?
- (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?
- (4) Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

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

Section 2, Item C.

Note: See Staff's Report for comments as it relates to each of the criteria mentioned above.

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 and Staff Report.

MILESTONE MATERIALS, 1066 MAPLE RIDGE ROAD, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation

STAFF REPORT FOR PLAN COMMISSION

PUBLIC HEARINGS/ MEETINGS:

Plan Commission Public Hearing:

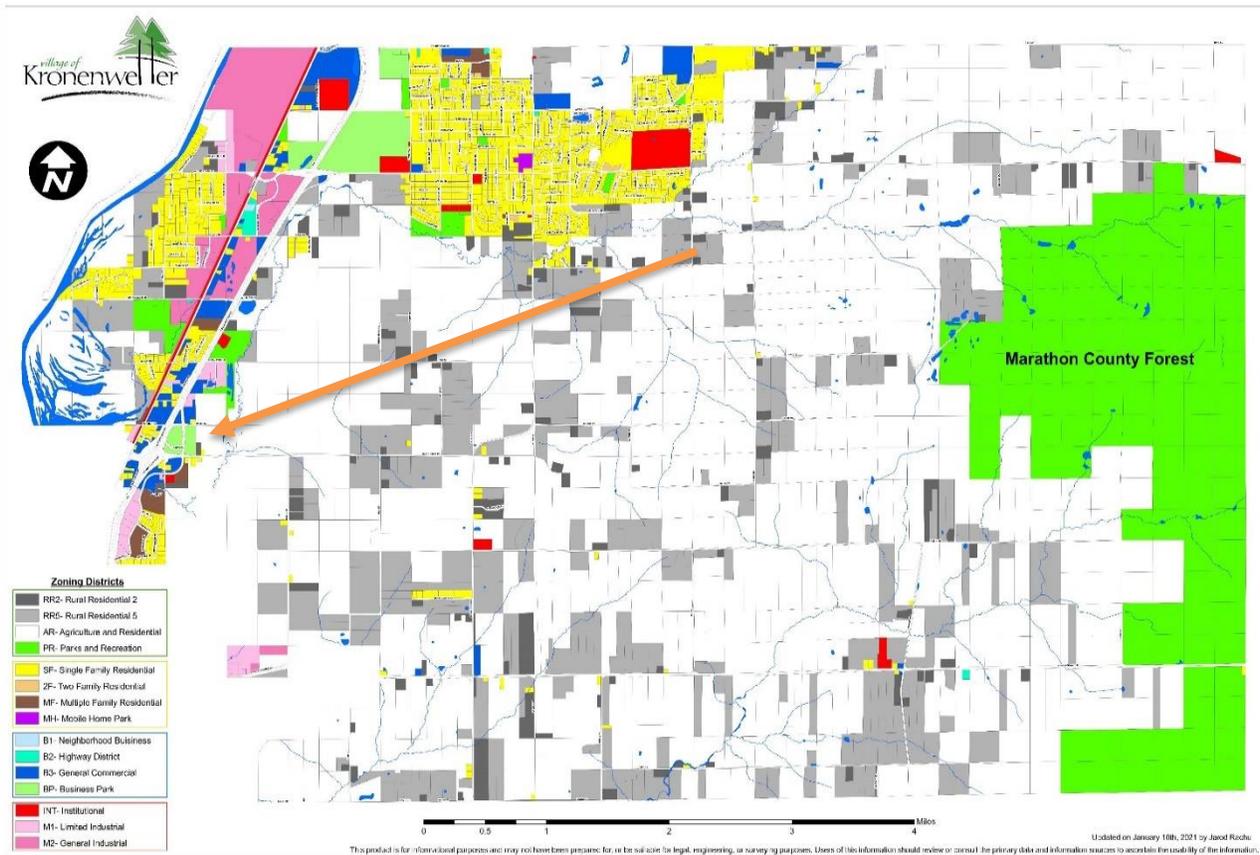
6:00 p.m. October 20, 2025

APPLICANT:

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

LOCATION OF REQUEST: 1066 Maple Ridge Road, Mosinee, WI 54455 (See Map 1)

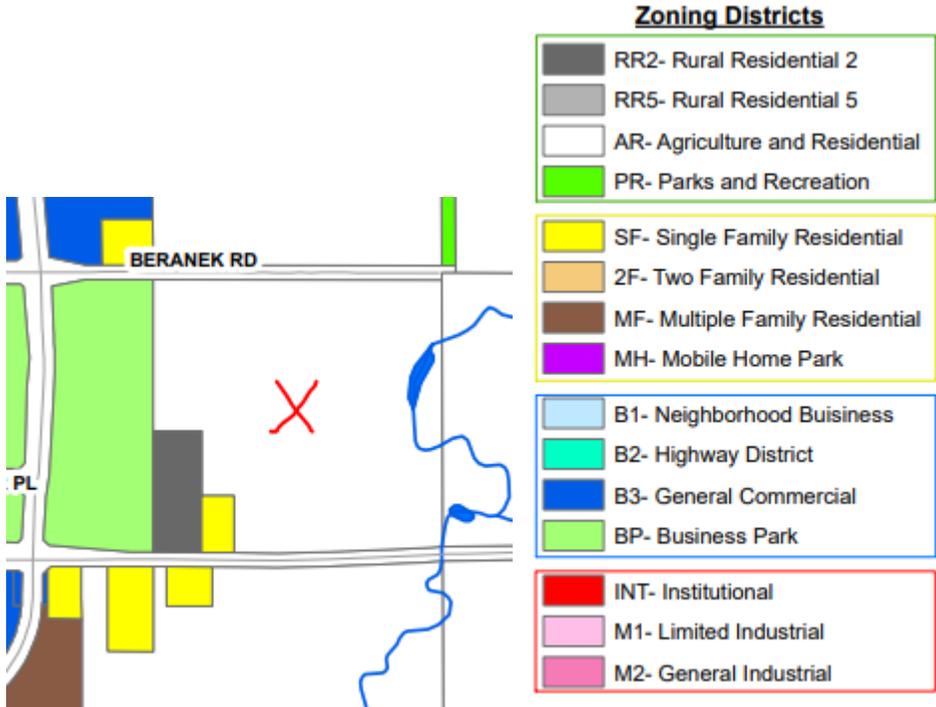
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



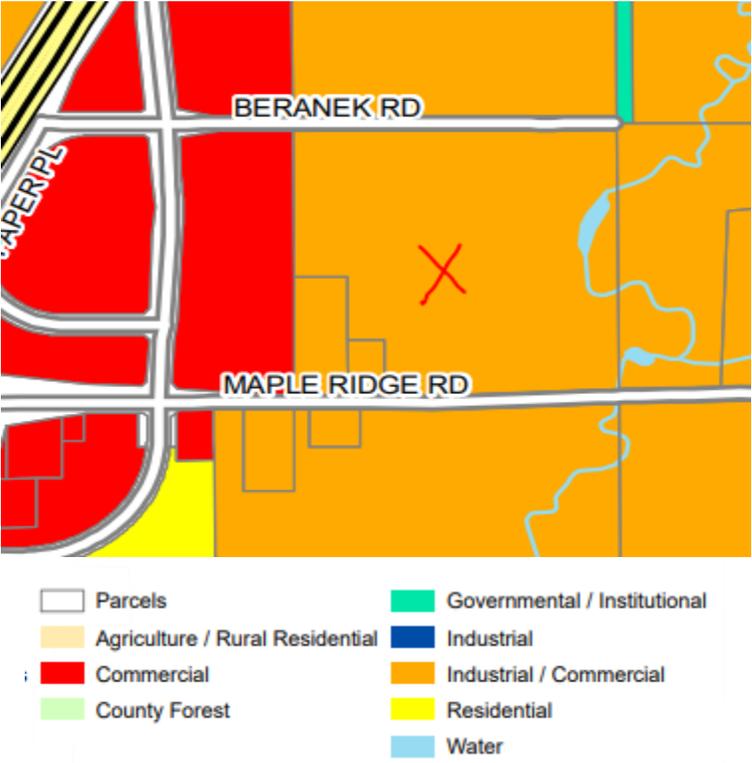
Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)



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



Map 3: Zoning Map
(Source Data: Village of Kronenwetter)



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

LEGAL DESCRIPTION OF PROPERTY:

1066 Maple Ridge Rd - SEC 22-27-07 NE 1/4 NW 1/4 EX VOL 492D-640 VOL 500D-542 VOL 507D- 502

ZONING:

AR – Agricultural and Residential

ACREAGE:

36.00 acres

LEGAL NOTIFICATION:

A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 6, 2025 and Monday, October 13, 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 October 9, 2025.

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

DEVELOPMENT PATTERN (AND ZONING):

Subject Property:	AR
North:	AR
South:	AR,
East:	AR
West:	BP, RR2 and SF

INTRODUCTION

Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on a property located at 1066 Maple Ridge Road.

The subject parcel is 36 acres (20 acres agricultural land ,11 acres undeveloped and 5 acres residential) and is currently zoned AR – Agricultural Residential. The site is bordered on the north by Beranek Road and on the south by Maple Ridge Road. It is mostly surrounded by AR – Agricultural Residential with mixture of BP – Business Park, RR2 – Rural Residential 2 and SF – Single Family zoning districts to the West.

Startup operations would consist of construction of the two proposed access points; one on Beranek Road and one on Maple Ridge Road. A hard-surfaced driveway will be constructed on Maple Ridge Road and extend a minimum of 50 feet into the property. A typical crushed rock driveway will be built to access Beranek Road. Both of these access points will be equipped with a locking gate.

The topsoil and overburden will be removed and used to build the berm as mining progresses. Once overburden has been removed, the extraction will begin with typical dry excavation followed by mining below the water table using a hydraulic dredge.

Aggregates will typically be stockpiled just east of the mining area 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.

The mining and processing of aggregates will be between the hours of 7:00 am and 6:00 pm, Monday through Friday. Maintenance and servicing of equipment may take place outside of the normal operation hours. A 7:00 am to 12:00 pm Saturday shift may be required. There may be situations that would require hauling after these normal hours. If this is the case, the Village will be contacted.

Marathon County requires a Reclamation Permit be approved to ensure the site is restored to a purposeful and acceptable landscape appearance and use. This site is proposed to be reclaimed as a pond for recreational and wildlife purposes. Reclamation occurs progressively and concurrently with the development and progression of mining activity through the various areas of the operation. 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. Final reclamation will include a pond approximately 11 acres in size.

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 AR – Agricultural Residential. The only zoning districts that allow Nonmetallic Mineral Extraction, with an approved Conditional Use Permit, are AR – Agricultural Residential and M2 – General Industrial. The parcel where they propose a nonmetallic mining operation is zoned Industrial/Commercial on the Future Land Use Map. The 2019 Comprehensive Plan encourages industrial use in the area. A large portion of this parcel is located in Zone AE Floodplain and Floodway.

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?

Nonmetallic Mineral Extraction is a Conditional Use within the AR – Agricultural Residential Zoning District. There are single family residential homes adjacent to the proposed mining area. In addition, there are single family homes across Maple Ridge to the south and across Beranek Road to the north. Berms will be constructed around the perimeter as mining progresses. In addition, a security fence will be installed around the outside of the berms. Traffic in this area will be increased for a few months each year. The trucks will primarily be hauling the sand and gravel directly to one customer, American Asphalt.

Wisconsin DNR General WPDES Storm Water Permit and Wisconsin DNR Air Emissions Permit are required. In addition, erosion, surface water runoff, dust and noise control measures will be put in place. Finally, the applicant must submit a reclamation plan prepared in accordance with the Wisconsin Administrative Code and the county nonmetallic mining reclamation ordinance. By meeting the requirements of the Zoning Ordinance and complying with conditions of approval will eliminate any adverse effects on the public health, safety, or general welfare.

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 AR – Agricultural Residential and mostly surrounded by AR – Agricultural Residential with mixture of BP – Business Park, RR2 – Rural Residential 2 and SF – Single Family zoning districts to the West. By meeting the requirements of the Zoning Ordinance, the conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts as they exist today and those shown on the Future Land Use Map.

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?

No additional utilities or improvements would be needed to support the mineral extraction operation. Startup operations would consist of construction of the two proposed access points; one on Beranek Road and one on Maple Ridge Road. A hard-surfaced driveway will be constructed on Maple Ridge Road and extend a minimum of 50 feet into the property. A typical crushed rock driveway will be built to access Beranek Road. Both of these access points will be equipped with a locking gate.

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.



Mitchell R. Olson
molson@axley.com
608.283.6724

MEMORANDUM

TO: Village of Kronenwetter
FROM: Attorney Mitchell Olson
RE: Milestone Materials - CUP
Our File No. 32575.105950
DATE: October 16, 2025
CC: Tom Burch, Milestone Materials

The Applicant, Milestone Materials, submits this Memo to demonstrate its compliance with the Village’s Review Criteria for a conditional use permit. See Kronenwetter Code 520-121.G.

(1) Whether proposed conditional use is in harmony with the comprehensive plan, this chapter and other planning.

The proposed non-metallic mine (for sand extraction) is clearly compliant with Village regulations and planning.

First, the subject parcel is zoned agricultural (AR). A non-metallic mine is never a permitted use in any district and is only available as a conditional use in the AR district. This zoning inherently supports a non-metallic mine project on the subject property.

Second, multiple planning documents support a CUP for non-metallic mining.

The Village of Kronenwetter’s Maple Ridge Development Concept Plan (2015) was created to evaluate development potential near I-39 and Maple Ridge Road. The Future Land Use map therewith classifies the subject land as “Industrial / Commercial.”

The Village of Kronenwetter Comprehensive Plan (2019) offers the following insight into development potential for the subject land:

- The mining / quarrying employment sector has increased rapidly in both the Village and County since 2010. A 207 percent increase in the Village, accounting for 2% of employment. (97) It is a “driver industry” in the Village. (103) The Plan predicted a 27% increase in sector employment for 2017-2027 – among the largest growth rates of all sectors. (110)



- The land use section encourages industrial uses in areas with convenient access to arterial roadways. (127) The Future Land Use Map designates the subject property as Industrial / Commercial. (Map 8)

The Village of Kronenwetter Kowalski Road Interchange Feasibility Study (2023) specifically addressed the region described as Maple Ridge Road and I-39 Interchange Area, which includes the subject land. The Study listed eight (8) land use assumptions for this Area, which included a **“Non-Metallic Mine – east on Maple Ridge Road.”** This proposed CUP exactly fits that well-defined criteria from 2 years ago.

Thus, the three (3) plans covering this land area are consistent with, and in fact call for, an industrial land use, including a non-metallic mine, at the subject site.

(2) The proposed conditional use does not 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.

Yes, within one mile radius existing business consists of 2 truck repair centers, one that is 24 hours, cold storage, I 39/Maple Ridge Rd Interchange, manufacturing companies along with numerous other commercial businesses

Will meet all Village Ordinances, DNR permits, and Marathon County permits

This use will not impact the use or enjoyment of other property in the area

This use has the ability of creating water storage and removing adjoining property from the FEMA Flood Map

(3) Whether proposed conditional use maintains the desired consistency of land uses, intensities and impacts for the environs of the subject property.

Yes, the current zoning is Agriculture (AR) with future zoning being industrial/commercial.

This conditional use will not impede the development of surrounding properties. The existing development pattern, as described above, with heavy commercial and manufacturing land uses, is consistent with a sand quarry.

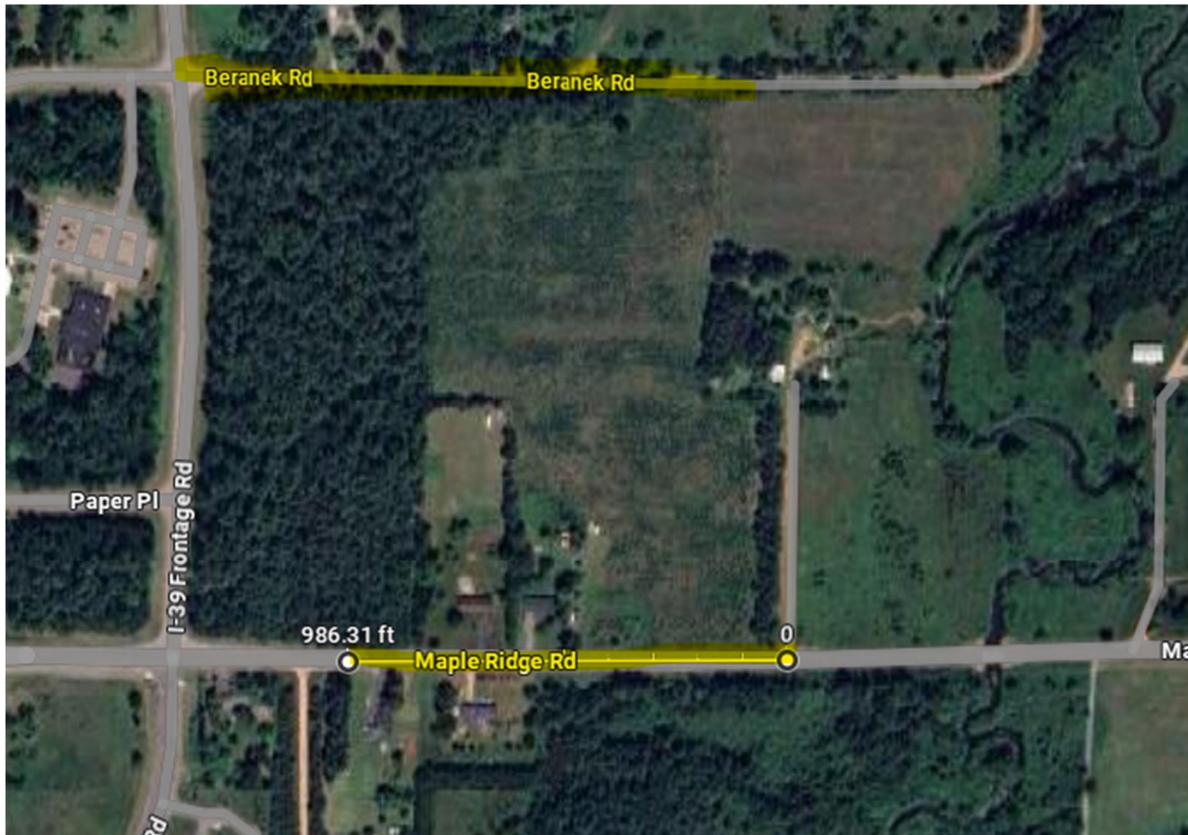
This development could ignite development. For example, in the Maple Ridge Rd development plan Site 4 was identified as potential multifamily homes. This potential development would be to overlook a beautiful body of water, upon site reclamation, created through the approval of this CUP.



(4) Whether the proposed conditional use is located in an area that will be adequately served / not a burden on public agencies.

Yes, this development will not be a burden. This site will be accessed by Maple Ridge Rd, Kronenwetter Drive and Beranek Rd. The most recent PASER rating for Beranek Rd is a 4, Good and Maple Ridge is 5, fair surface aging, structural sound.

The proposed access is from the existing driveway on Maple Ridge Road. Applicant will provide a 50 foot minimum hard surface driveway at this location adjacent to the roadway. In the event that there would be access to Benarek Road on the north, and since Benarek Road is gravel surfaced, applicant would agree to maintain that section to Kronenwetter Drive (see below). Applicant would also agree to maintain an approximately 1,000 foot section of Maple Ridge from the driveway going west (see below).



(5) Whether the potential public benefits of the proposed conditional use outweigh the potential adverse impacts, after taking into consideration any requirements to ameliorate such impacts.

Yes, having locally sourced sand of this quality for the production of hot mix asphalt helps the public and private sector with development costs. The neighboring properties will benefit from the end use of this project. The limited processing at the proposed site, and the reasonable conditions per the Application and the Zoning Code, will adequately ameliorate any perceived adverse impacts.

Village of Kronenwetter
October 16, 2025
Page 4



Thank you for your attention to this matter.

Sincerely,

AXLEY LLP

A handwritten signature in black ink, appearing to read "MRO" with a long horizontal flourish extending to the right.

Mitchell R. Olson
MRO:ee

NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION

JUNIOR RIDGE
MILESTONE MATERIALS
A DIVISION OF MATHY CONSTRUCTION COMPANY
MAPLE RIDGE ROAD, VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN

SUBMITTED TO:
VILLAGE OF KRONENWETTER
SEPTEMBER 2025



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 3rd Monday of each month. Village Board Meetings on conditional use applications typically take place on the 4th Monday of each month.

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



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 WES ANN Inc. Phone Number N/A
 Address 143750 Mount Vista Road, Mosinee, WI, 54455
 Email N/A

3. Parcel ID#(s) 145-2707-222-0999

4. Legal description of the site NE 1/4 of the NW 1/4 of S 22, T27N, R7E, except lands described in
Volume 492D-640, Volume 500D-542, and Volume 507D-502

5. Total area to be affected by this project. Include areas for stockpiling, processing, conservation practices and any roads to be reclaimed Approx. 23 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 The site will be mined for sand and the sand processed for use in roadway materials. Excavators, processing equipment, & conveyors will be used to extract, move, process, and pile the material.

7. Observed OR Estimated elevation of groundwater 1155' msl

Reference depth to a permanent on-site reference point (bench mark).

8. Estimated volume of materials to be extracted 25,000* 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 10 - 15 Years* (see above disclaimer)

10. A. If operation is intended to be seasonal, list the months of operation

January through December

B. Daily hours of operation

Monday	7	a.m. to	6	p.m.
Tuesday	7	a.m. to	6	p.m.
Wednesday	7	a.m. to	6	p.m.
Thursday	7	a.m. to	6	p.m.
Friday	7	a.m. to	6	p.m.
Saturday	7	a.m. to	12	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 will be installed around the perimeter prior to construction of the berm. During

mining operations, no erosion control measures should be required due to self-containment.

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.


 Applicant's Signature


 Print Applicant's Name

9-15-25
 Date

MEMORANDUM OF PURCHASE AGREEMENT

This Memorandum of Purchase Agreement made this 14 day of September, 2025, by and between Wes Ann Inc., a Wisconsin Corporation ("Wes Ann"), as Seller, and 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 September 5, 2025 (the "Agreement"), Wes Ann 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 below (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 Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), of Section 22, Township 27 North, Range 7 East, Village of Kronenwetter EXCEPT lands described in Volume 492D-640, Volume 500D-542, and Volume 507D-502. Parcel ID No. 145-2707-222-0999

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:

Cheryl Rein
Name: Cheryl Rein

SELLER: WES ANN INC.

By: Mark Rein, President

WITNESS:

Katie Klug
Name: Katie Klug

WTTC LAND MANAGEMENT CO., LLC

By: Will Mathy, President

WITNESS: -

Katie Klug
Name: Katie Klug

MILESTONE MATERIALS

By: Will Mathy, Vice President

Introduction

This application and associated plans provide details of proposed nonmetallic mining activities on and within tax parcel ID 145-2707-222-0999. This area of the Village of Kronenwetter, and specifically, areas east of the Maple Ridge Road & I-39 Interchange Area, have assumed land uses that include nonmetallic mining.

Milestone Materials is applying for a conditional use permit (CUP) to operate a sand mining operation called Junior Ridge on the property. This operation will be used to produce construction aggregates. The following plans have been developed in an effort to fulfill requirements within the Village of Kronenwetter Code of Ordinances.

Materials

Through geological exploration, the property has been proven to hold substantial aggregate resources. The sand at the site is of high quality and would primarily be used within hot mix asphalt. Topsoil and overburden will be used to create a berm along the north, south, and west sides of the excavation areas. If there is any excess topsoil or overburden it will be stockpiled on site for use in reclamation.

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.

Operation

Startup operations would consist of construction of the two proposed access points; one on Beranek Road and one on Maple Ridge Road. A hard-surfaced driveway will be constructed on Maple Ridge Road and extend a minimum of 50 feet into the property. A typical crushed rock driveway will be built to access Beranek Road. Both of these access points will be equipped with a locking gate.

The operations on site will be typical of a sand mining operation. The topsoil and overburden will be removed and used to build the berm as mining progresses. As the berms are constructed, we will install silt fencing at the base of the back side of the berms to ensure any stormwater flowing off the back side of these berms is treated. These berms will then be seeded. A security fence will also be installed on the outside of the site berms

Once overburden has been removed, the extraction will begin with typical dry excavation followed by mining below the water table using a hydraulic dredge. All

extraction activities will be completed within the area labeled as mining area on the attached Operations Plan which is approximately 12.6 acres in size.

Aggregates will typically be stockpiled just east of the mining area 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 will primarily be hauling the sand and gravel directly to one customer, American Asphalt.

Proposed Hours of Operation

The mining and processing of aggregates will be between the hours of 7:00 am and 6:00 pm, Monday through Friday. Maintenance and servicing of equipment may take place outside of the normal operation hours. A 7:00 am to 12:00 pm Saturday shift may be required. There may be situations that would require hauling after these normal hours. If this is the case, the Village will be contacted.

The operation will be sporadic and will typically consist of a few months of extraction and hauling operations per year. However, these months could occur at any time throughout the year.

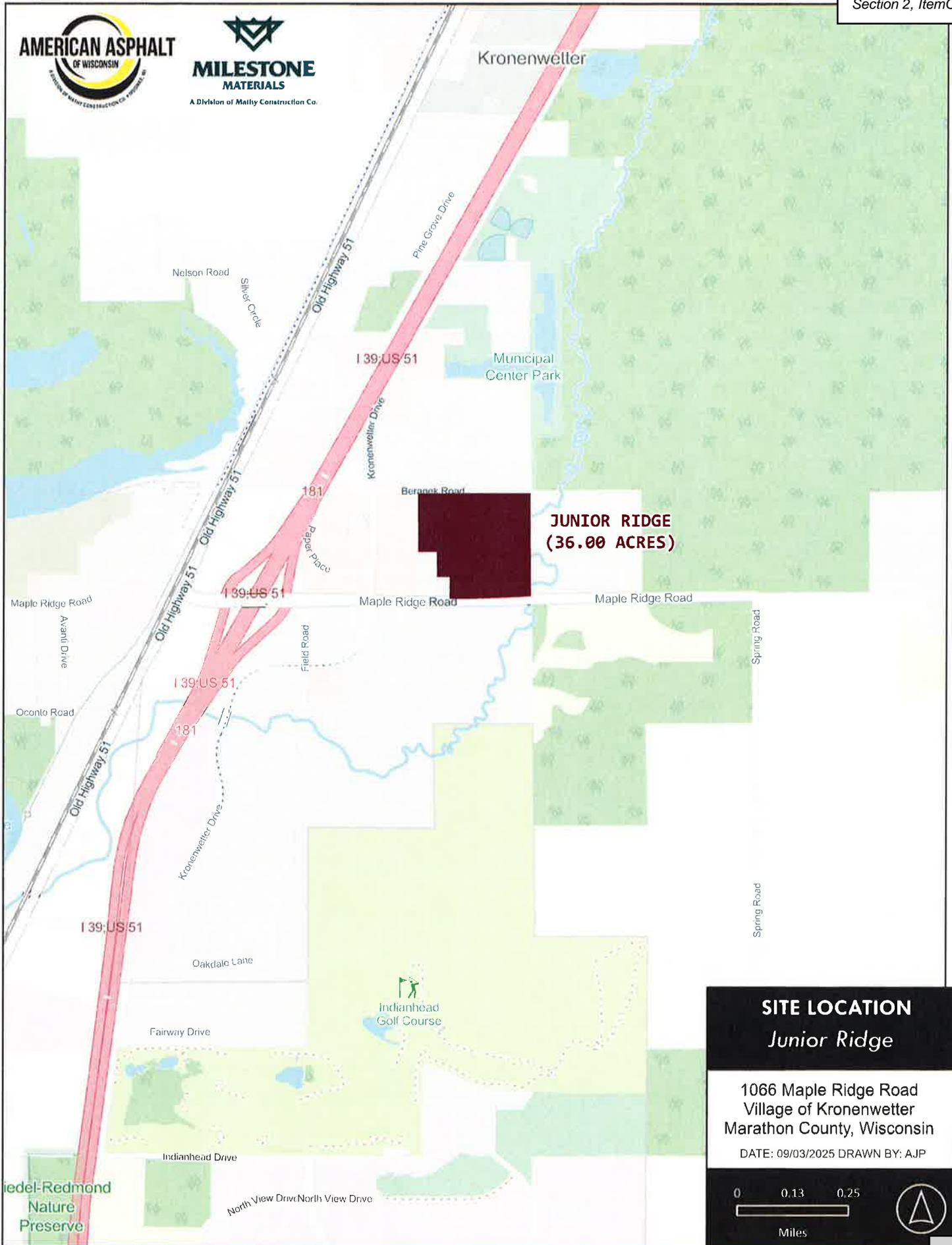
Reclamation

Reclamation occurs progressively and concurrently with the development and progression of mining activity through the various areas of the operation. Final slopes will be blended into the generally flat surrounding land 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. Final reclamation will include a pond approximately 11 acres in size.

FIGURES



NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER



SITE LOCATION
Junior Ridge

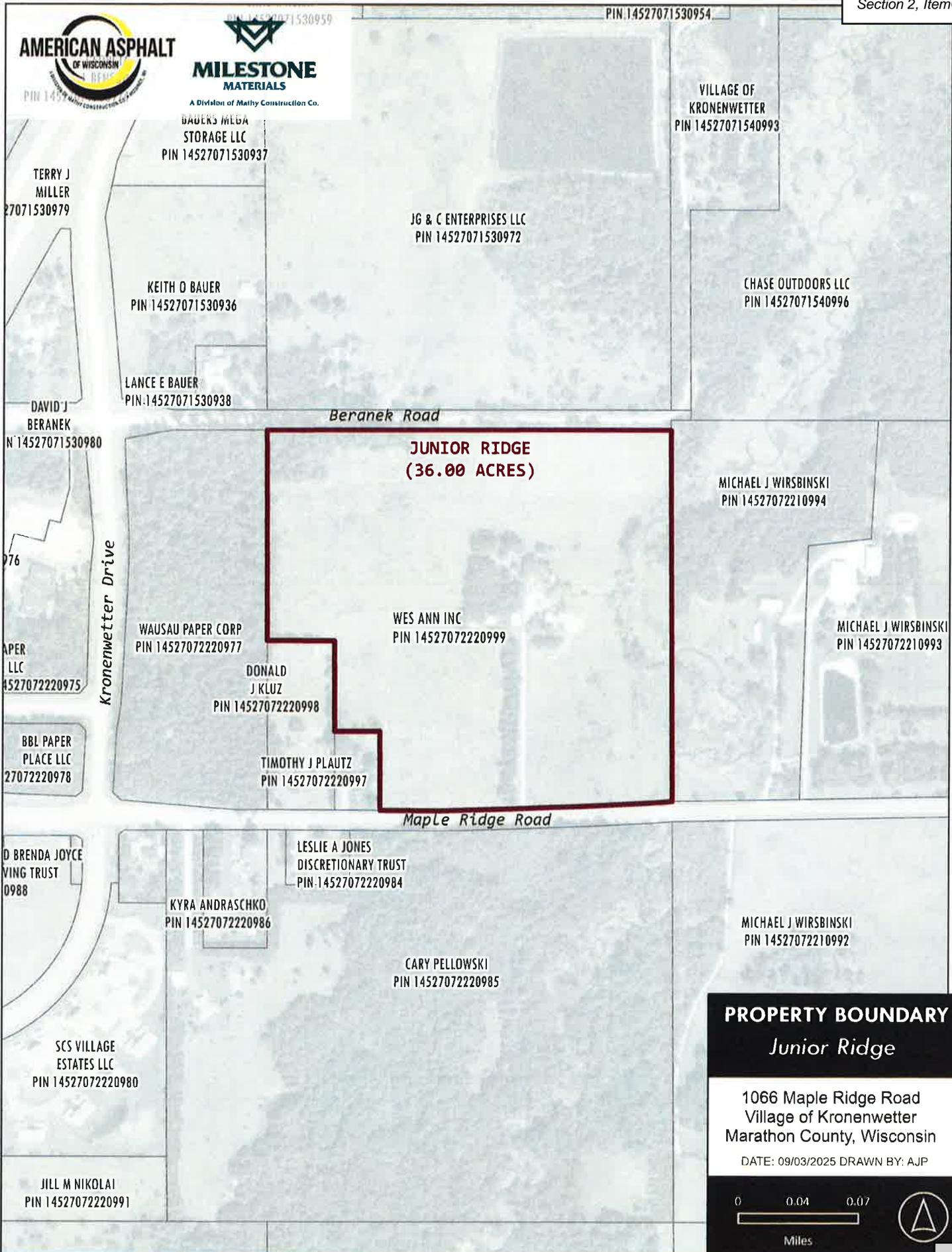
1066 Maple Ridge Road
Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP





A Division of Mafhy Construction Co.



BAUER'S MILWA
STORAGE LLC
PIN 14527071530937

VILLAGE OF
KRONENWETTER
PIN 14527071540993

TERRY J
MILLER
27071530979

JG & C ENTERPRISES LLC
PIN 14527071530972

KEITH D BAUER
PIN 14527071530936

CHASE OUTDOORS LLC
PIN 14527071540996

LANCE E BAUER
PIN 14527071530938

DAVID J
BERANEK
N 14527071530980

Beranek Road

**JUNIOR RIDGE
(36.00 ACRES)**

MICHAEL J WIRSBSKI
PIN 14527072210994

WAUSAU PAPER CORP
PIN 14527072220977

WES ANN INC
PIN 14527072220999

MICHAEL J WIRSBSKI
PIN 14527072210993

Kronenwetter Drive

DONALD
J KLUZ
PIN 14527072220998

APER
LLC
4527072220975

BBL PAPER
PLACE LLC
27072220978

TIMOTHY J PLAUTZ
PIN 14527072220997

Maple Ridge Road

D BRENDA JOYCE
VING TRUST
0988

LESLIE A JONES
DISCRETIONARY TRUST
PIN 14527072220984

MICHAEL J WIRSBSKI
PIN 14527072210992

KYRA ANDRASCHKO
PIN 14527072220986

CARY PELLOWSKI
PIN 14527072220985

PROPERTY BOUNDARY
Junior Ridge

1066 Maple Ridge Road
Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP





- Legend:**
- Wetland Class Areas
 - Rivers and Streams
 - Intermittent Streams
 - Open Water
 - Cities, Towns & Villages**
 - Village
 - City or Village
 - County Boundaries
 - County and Local Roads**
 - Local Road
 - Latest Leaf Off Imagery

Notes:

Service Layer Credits:
 Latest Leaf Off, Priority Navigable Waterways,
 Waterway Protection, WDMR, Permits &
 Determinations: WI DNR Bureau of Watershed

WETLANDS
 [Wisconsin DNR -
 Surface Water Data Viewer]

Junior Ridge

1066 Maple Ridge Road
 Village of Kronenwetter
 Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP

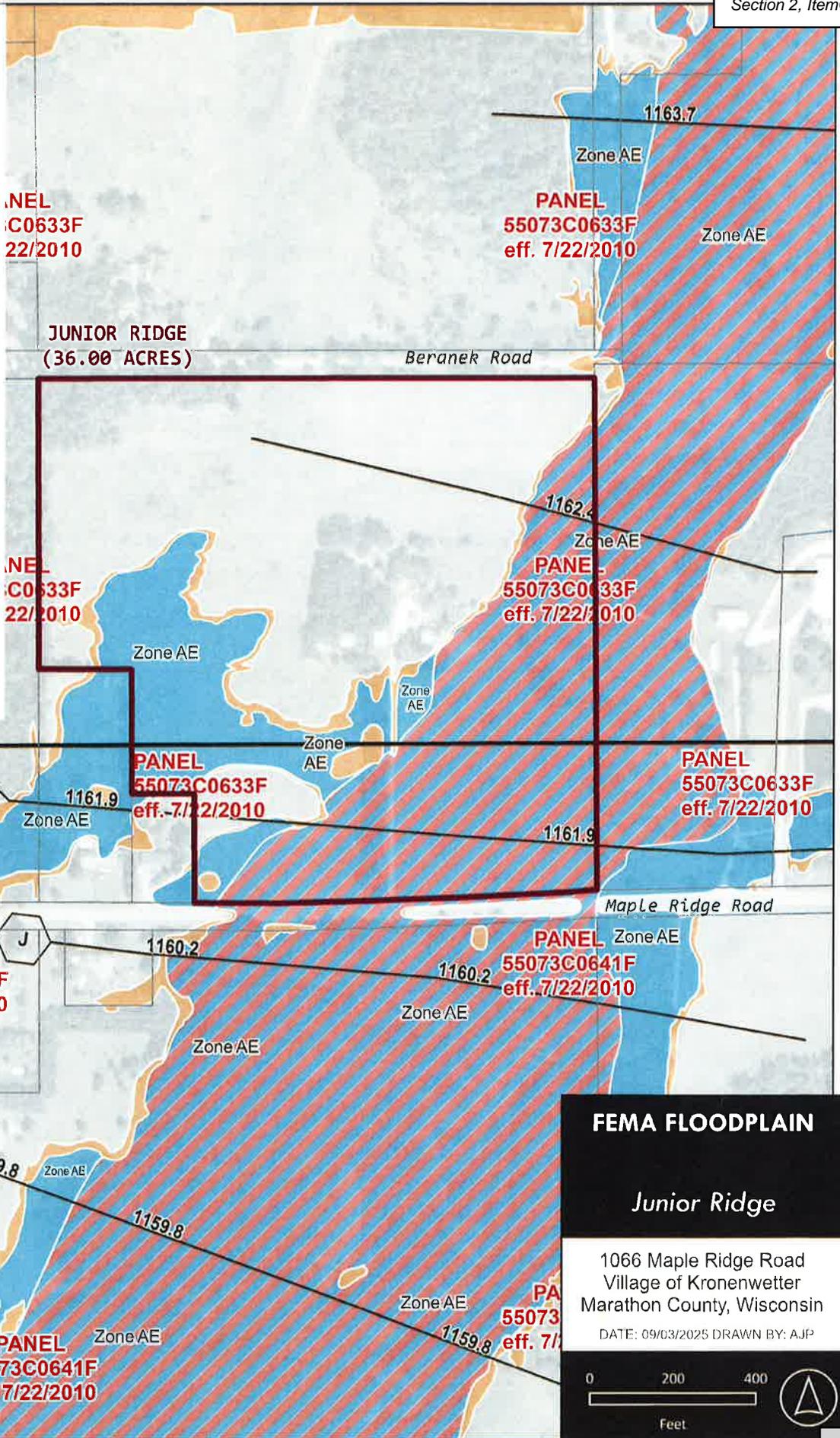


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Date Printed: 9/3/2025 2:41 PM



-  FIRM Panels
-  Cross-Sections
-  Flood Hazard Boundaries
-  LN_TYP
-  Limit Lines
-  NP
-  SFHA / Flood Zone Boundary
-  Flowage Easement Boundary
-  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



FEMA FLOODPLAIN

Junior Ridge

1066 Maple Ridge Road
 Village of Kronenwetter
 Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP

0 200 400
 Feet



DRAWINGS



NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER



JUNIOR RIDGE (36.00 ACRES)

BERANEK ROAD

BULL JUNIOR CREEK

1160'

1160'

1160'

1170'

1160'

1160'

1160'

1160'

1160'

KRONENWETTER DRIVE

MAPLE RIDGE ROAD

EXISTING CONDITIONS Junior Ridge

- Property Boundary
- Contours (10' CI)
- Contours (2' CI)
- Parcel Boundaries

Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP





JUNIOR RIDGE (36.0 ACRES)

BERANEK ROAD

50' SETBACK

ACCESS

PROCESSING & STOCKPILING AREA

MINING AREA (12.6 ACRES)

BULL JUNIOR CREEK

KRONENWETTER DRIVE

OPERATIONS PLAN
Junior Ridge

- Property Boundary
- Mining Extent
- Berm Area
- Berm Gaps for Flood Flows
- Locking Gates
- Bull Junior Creek (West Edge)
- 500' Setback from Bull Junior Creek
- Contours (10' CI)
- Contours (2' CI)
- Parcel Boundaries

Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP



200' SETBACK

50' SETBACK

ACCESS

MAPLE RIDGE ROAD



JUNIOR RIDGE (36.0 ACRES)

BERANEK ROAD

KRONENWETTER DRIVE

BULL JUNIOR CREEK

**WATERBODY
(11.0 ACRES)**

BOTTOM ELEVATION OF APPROXIMATELY 1115'

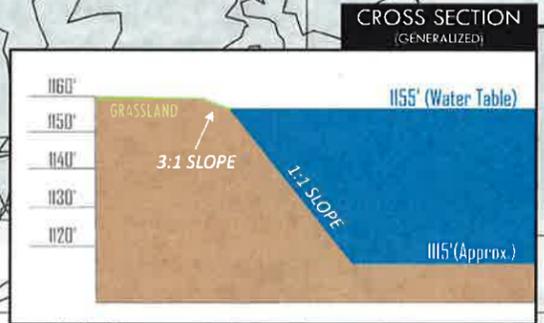
RECLAMATION PLAN

Junior Ridge

- Property Boundary
- Final Waterbody
- Graded & Seeded
- Bull Junior Creek (West Edge)
- Contours (10' CI)
- Parcel Boundaries

Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP





PLAN COMMISSION MEETING MINUTES

October 20, 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
 - Dick Kvpil
 - Tony Stange
 - Bruce Sinkula
 - Dan Lesniak
 - Rick Grundman
 - Ken Charneski

2. SELECTION OF CHAIR AND VICE CHAIR

No Action

3. ANNOUNCEMENT OF PUBLIC HEARING

C. § 520-27. - Accessory and miscellaneous land use types.

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 §520-27. - Accessory and miscellaneous land use types. These amendments are being proposed in order to permit chickens within the SF – Single Family Zoning District.

Peter Wegner gave overview.

Proposal is only for chickens with a limit of 4 hens, no roosters. Chickens are to be kept in coop and no closer than 5 feet from property line. Coop and pen shall allow for 4 feet per chicken, not exceed 32 sq feet. Coops must be reasonably free of chicken manure.

D. ZONING CHANGE REQUEST (Greg Tesch)

Greg Tesch, 2210 River Forest Lane, Kronenwetter, WI 54455 requests a Zoning Change of 5.068 acres from RR5 - Rural Residential 5 to M2 – General Industrial located at 1190 Gardner Park Road, Kronenwetter, WI 54455. Parcel Identification Number: 145-2707-034-0972. Legal description of the subject property: SEC 03-27-07 PT OF SW 1/4 SE 1/4 - PCL 1 CSM VOL 34 PG 104 (#8726) (DOC #1055283).

Overview given by Peter Wegner.

Greg Tesch is requesting a rezone from RR5 - Rural Residential 5 to M2 – General Industrial. Owner wants to build business condos.

E. CONDITIONAL USE PERMIT (Drew Rupp)

Drew Rupp, 3664 Martin Road, Kronenwetter, WI 54455, requests a Conditional Use Permit for a Commercial Animal Establishment (Dog Kennel) at 3664 Martin Road, Kronenwetter, WI 54455. Tax

Parcel ID Number: 145-2708-034-0994. Legal description of subject property: SEC 03-27-08 PT OF SE 1/4 SE 1/4 BEG 330' E OF SW COR N1320' E 330' S 1320' W 330' TO BEG. 10.00 Acres.

Peter Wegner gave overview. Owner Drew Rupp spoke on behalf of himself. He addressed the noise concerns by explaining he will have less than 3 dogs at a time with most training being done at parks and in the community. The kennel permit is also being reviewed.

F. CONDITIONAL USE PERMIT (Milestone Materials)

Milestone Materials, 920 10th Avenue North, Onalaska, WI, 54650, requests a Conditional Use Permit for a Nonmetallic Mining Operation at 1066 Maple Ridge Road, MOSINEE, WI 54455. Tax Parcel ID Number: 145-2707-222-0999. Legal description of the subject property: SEC 22-27-07 NE 1/4 NW 1/4 EX VOL 492D-640 VOL 500D-542 VOL 507D- 502. 36.00 Acres.

4. CLOSE PUBLIC HEARING

5. 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.

6. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

- G. 2025 05 01 PC Meeting Minutes
Motion made by Charneski, Seconded by Sinkula to approve with noted changes.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski
- H. 2025 05 19 PC Meeting Minutes
Motion made by Charneski, Seconded by Sinkula to approve with noted changes.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski
- I. 2025 06 16 PC Meeting Minutes
Motion made by Charneski, Seconded by Sinkula to approve with noted changes.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski
- J. 2025 08 06 PC Meeting Minutes
Motion made by Charneski, Seconded by Sinkula to approve with noted changes.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski
- K. 2025 08 18 PC Meeting Minutes
Motion made by Charneski, Seconded by Sinkula to approve with noted changes.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski

7. REPORTS AND DISCUSSIONS

- L. Community Development Director Report

8. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- M. Baars Certified Survey Map
Motion made by Grundman, Seconded by Lesniak.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman
Voting Nay: Charneski
- N. § 520-27. - Accessory and miscellaneous land use types.
Motion made by Charneski, Seconded by Lesniak to recommend to the VB to approve.
Voting Yea: Stange, Sinkula, Lesniak, Charneski
Voting Nay: Kvpil, Grundman
- O. ZONING CHANGE REQUEST (Greg Tesch)
Motion made by Sinkula, Seconded by Charneski to recommend to VB to approve.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski
- P. CONDITIONAL USE PERMIT (Drew Rupp)
Motion made by Charneski, Seconded by Stange to recommend to VB approve the CSM and Kennel Permit.
Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski

- Q. CONDITIONAL USE PERMIT (Milestone Materials)
Motion made by Charneski, Seconded by Stange to deny the CUP
Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

- 9. **NEXT MEETING: NOVEMBER 17, 2025**
- 10. **CONSIDERATION OF ITEMS FOR FUTURE AGENDA**
Comprehensive plan update

- 11. **ADJOURNMENT**
@8:10PM
Motion made by Kvapil, Seconded by Stange.
Voting Yea: Kvapil, Stange, Sinkula, 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: 010/16/2025 Kronenwetter Municipal Center and 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 Kim Coyle. Approved on December 15, 2025.



October 27, 2025

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

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

Dear Mr. Burch:

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

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

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

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

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

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

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

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

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

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

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

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

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

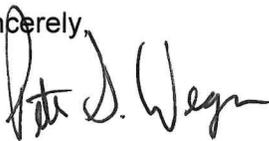
(5) Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

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

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

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

Sincerely,



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



Mitchell R. Olson
molson@axley.com
608.283.6724

VIA: E-Mail Only

October 28, 2025

Mr. Peter S. Wegner
Community Development/Planning & Zoning Director
Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455

RE: Milestone Materials Application for CUP
Our File No. 32575.105950

Dear Mr. Wegner:

This firm represents the Applicant, Milestone Materials, with respect to its Application for Conditional Use Permit at 1066 Maple Ridge Road.

The Village of Kronenwetter Plan Commission announced a decision denying the application on Monday, October 20, 2025. The Village issued a written denial letter on October 27, 2025. A copy of said letter is attached hereto.

The Village of Kronenwetter code of ordinances, at section 520-121, regulates conditional use permits. Section 520-121(F) provides for appeal rights, as follows:

Appeal to Village Board. An appeal of a decision under subsection E may be taken to the village board by any person, firm or corporation ... who is aggrieved by the decision. Such appeal shall be made in writing to the zoning administrator within ten days after the commission's decision.

This letter shall act as notice that Applicant, Milestone Materials, now appeals to the Village Board, pursuant to section 520-121(F), the decision denying its application for conditional use permit. This appeal is submitted within ten days of October 20, 2025.



Mr. Peter S. Wegner
October 28, 2025
Page 2

Please contact the undersigned as to the procedure for this appeal and the date for a Village Board meeting to hear this appeal.

Thank you for your attention to this matter.

Sincerely,

AXLEY LLP

A handwritten signature in black ink, appearing to read "MRO" with a long horizontal flourish extending to the right.

Mitchell R. Olson
MRO:ee