

**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:

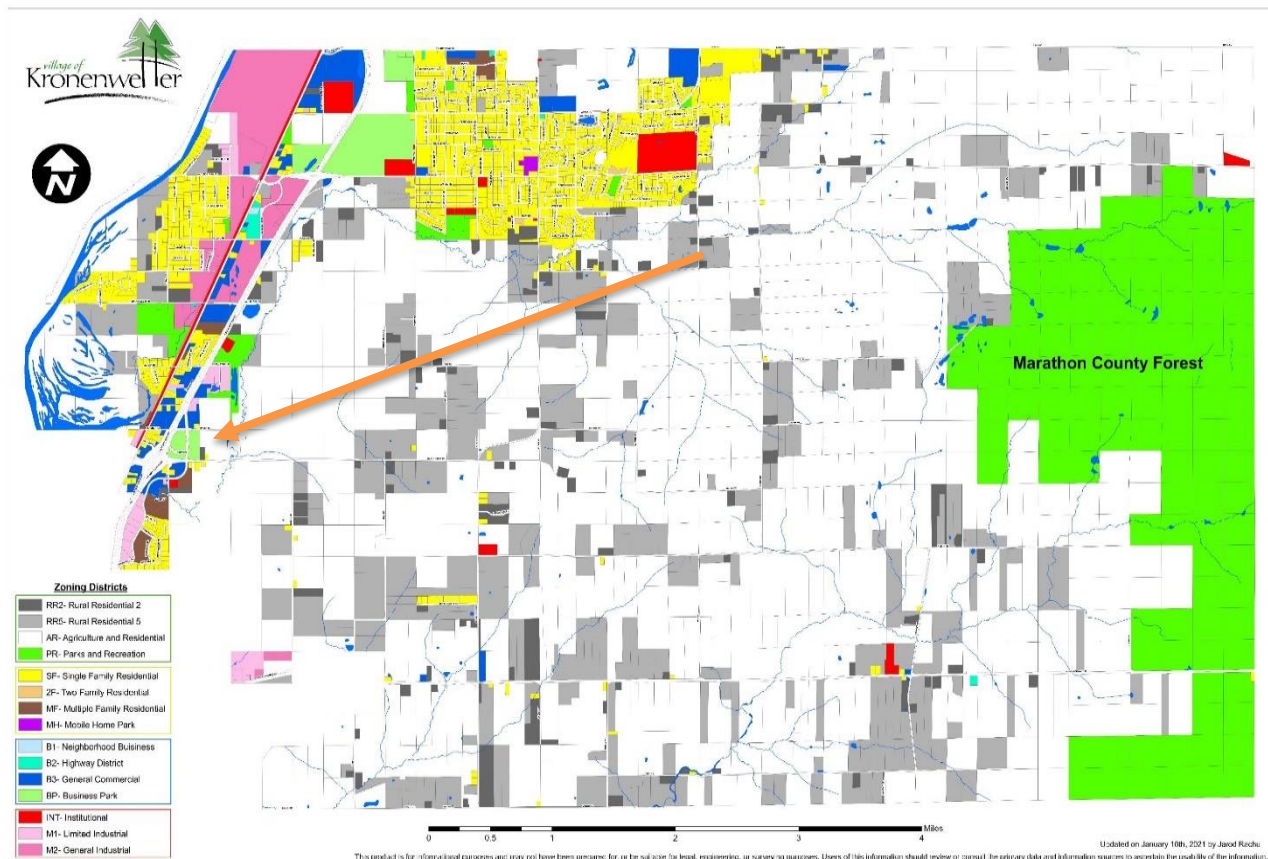
6:00 p.m. October 20, 2025

APPLICANT:

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

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

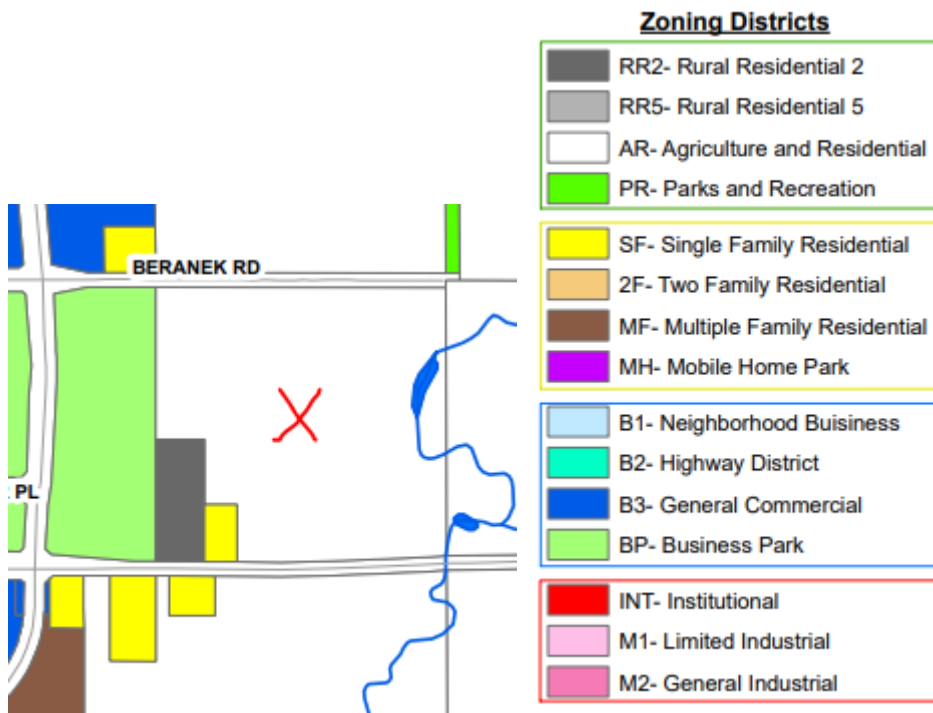
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



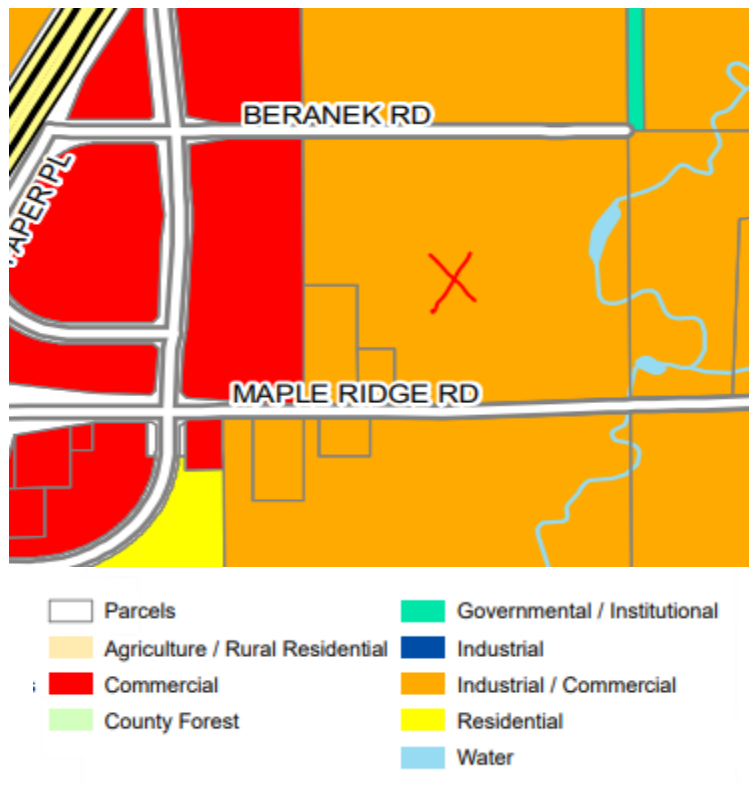
Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)



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.