

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.)

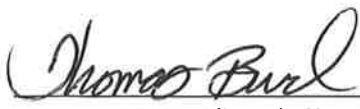
Silt fence will be installed around the perimeter prior to construction of the berm. During

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
Mark Rein, President

WITNESS:

Katie Klug
Name: Katie Klug

WTTC LAND MANAGEMENT CO., LLC

By: Will Mathy
Will Mathy, President

WITNESS:

Katie Klug
Name: Katie Klug

MILESTONE MATERIALS

By: Will Mathy
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.

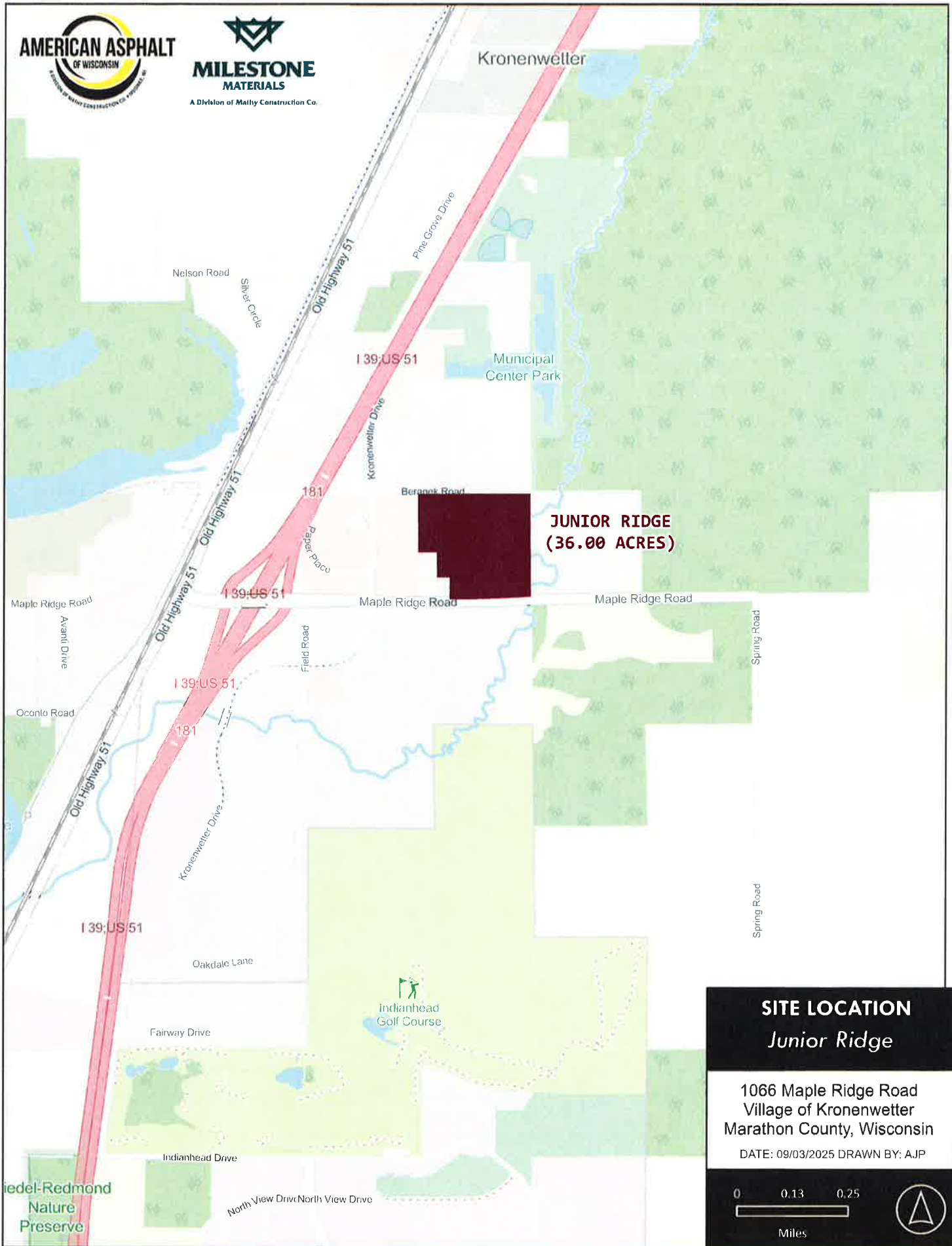
The operation will be sporadic and will typically consist of a few months of extraction and hauling operations per year. However, these months could occur at any time throughout the year.

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

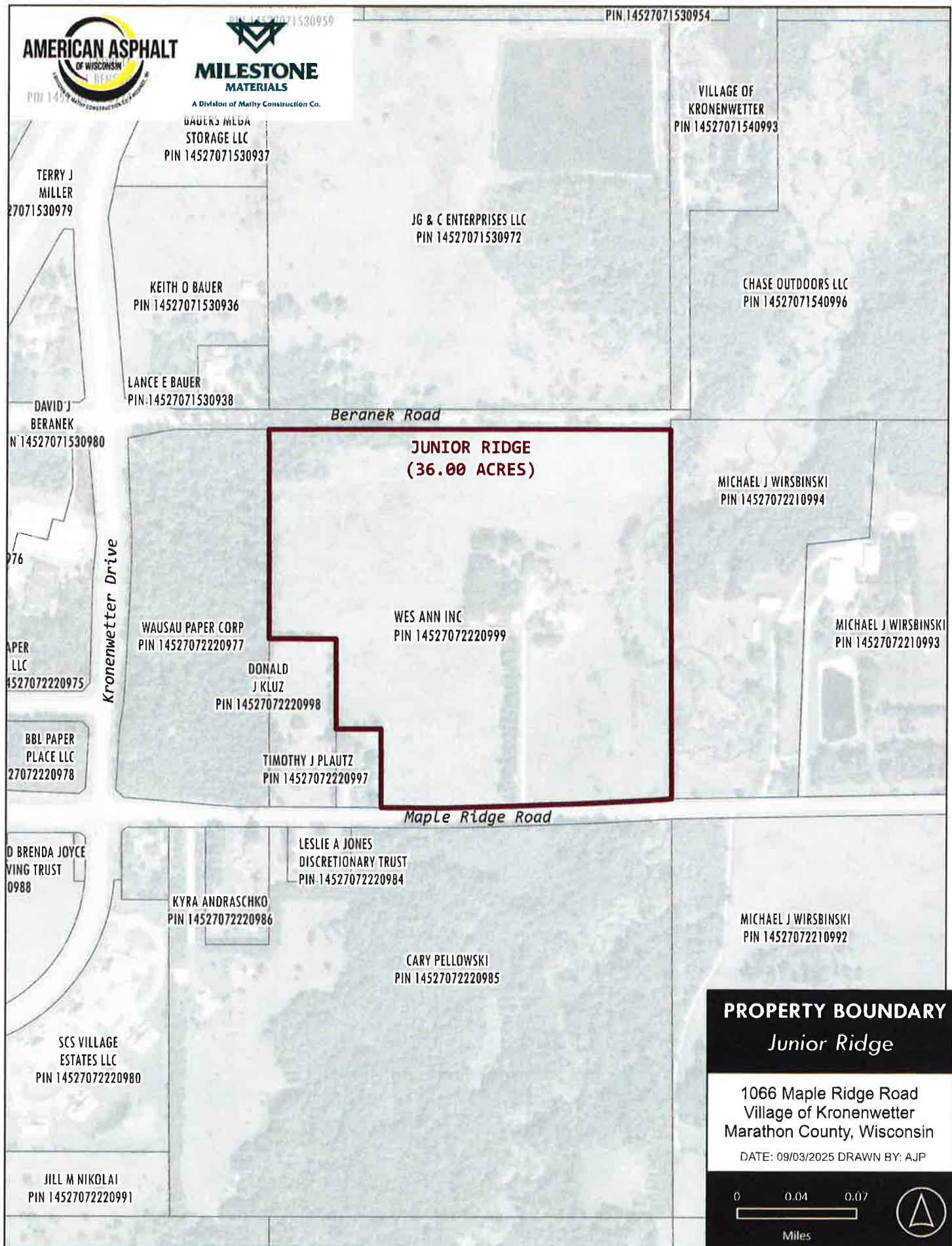


SITE LOCATION
Junior Ridge

1066 Maple Ridge Road
Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP



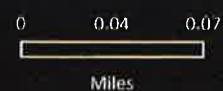


PROPERTY BOUNDARY

Junior Ridge

1066 Maple Ridge Road
Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP





WISCONSIN
DEPARTMENT OF
NATURAL RESOURCES



Legend:

(Interacts displays the background)

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, WBNR, 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

Map projection: NAD 1983 HARN Wisconsin TAI

Map: 0 150 700 Feet
0 100 200 Meters



This map is a product generated by ERM wetlands/marsh delineation.

This map is for informational purposes only and may not have been prepared for or be suitable for legal engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here. <http://dnr.wisconsin.gov/dnr>

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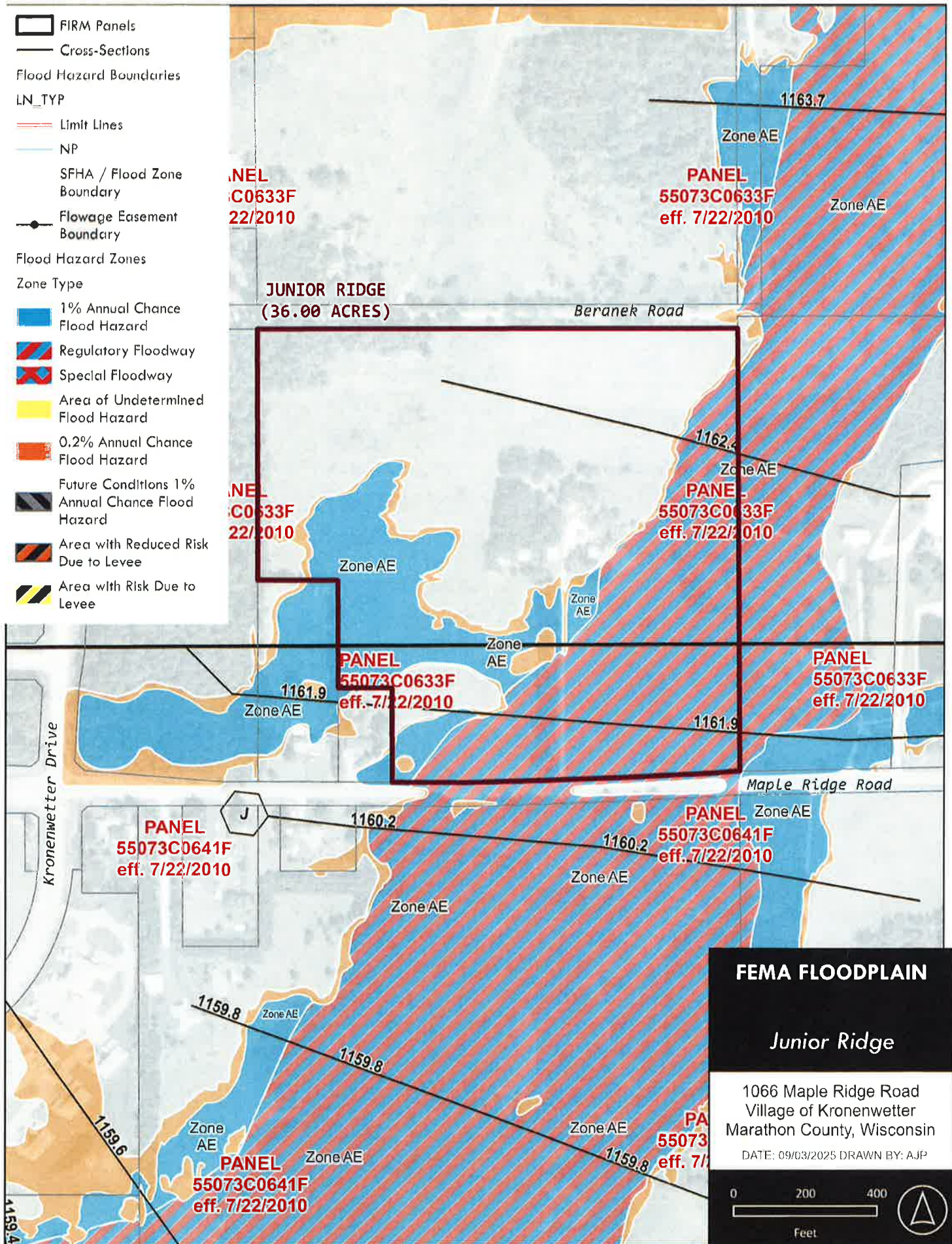


- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
- LN_TYP
- Limit Lines
- NP
- SFHA / Flood Zone Boundary
- Flowage Easement Boundary

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

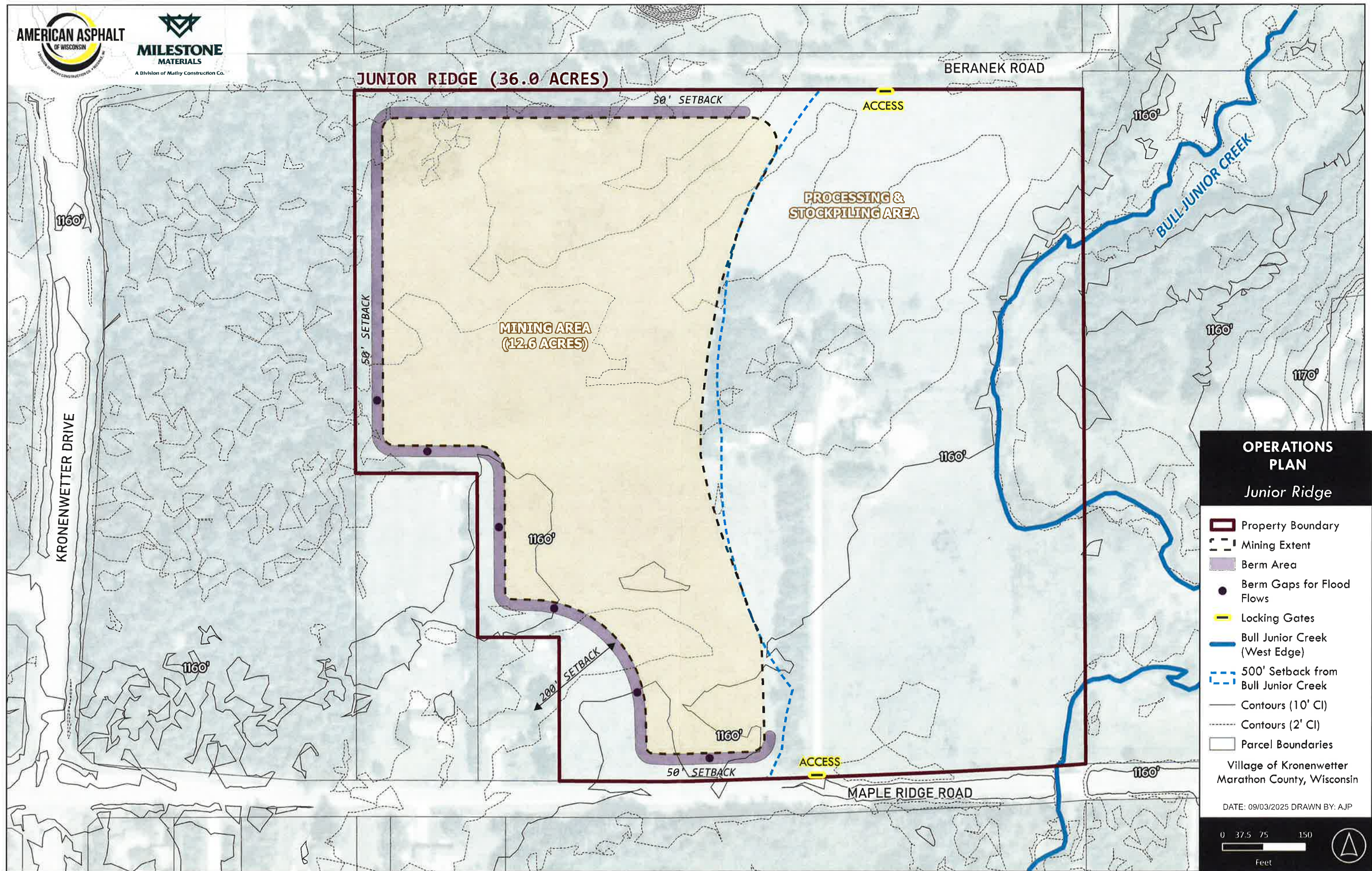
- Property Boundary
- Contours (10' CI)
- Contours (2' CI)
- Parcel Boundaries

Village of Kronenwetter
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP

0 37.5 75 150

Feet



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

0 37.5 75 150

Feet





JUNIOR RIDGE (36.0 ACRES)

BERANEK ROAD

1160'

KRONENWETTER DRIVE

1160'
1150' 1140' 1130' 1120'

BOTTOM ELEVATION OF
APPROXIMATELY 1115'

WATERBODY
(11.0 ACRES)

BULL JUNIOR CREEK

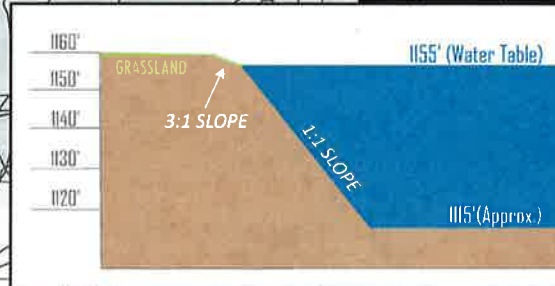
1170'

1160'

1160'

1160'

CROSS SECTION
(GENERALIZED)



1160'

MAPLE RIDGE ROAD

1160'

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

0 37.5 75 150

Feet

