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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.

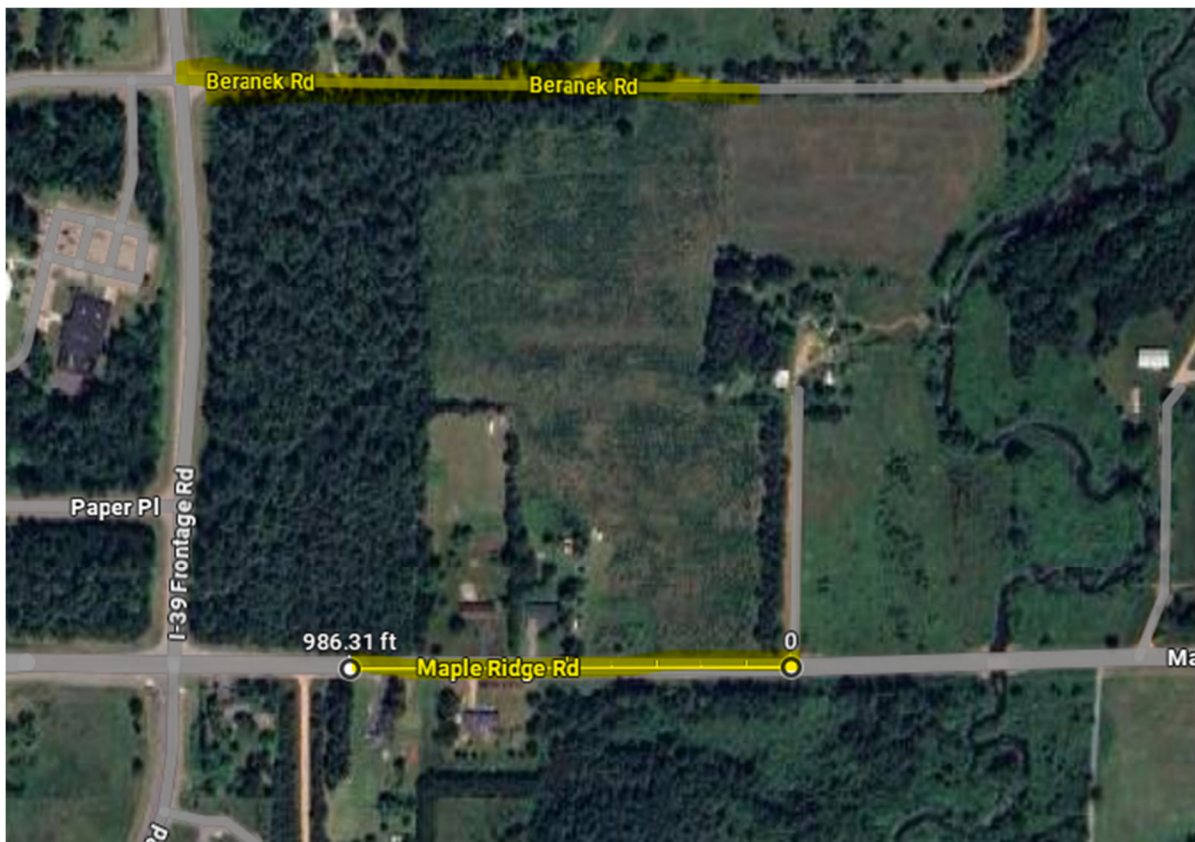
This conditional use will not impede the development of surrounding properties. The existing development pattern, as described above, with heavy commercial and manufacturing land uses, is consistent with a sand quarry.

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.



Thank you for your attention to this matter.

Sincerely,

AXLEY LLP

A handwritten signature in black ink, appearing to read 'MRO', followed by a long horizontal flourish.

Mitchell R. Olson
MRO:eae