

# 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, WTTTC 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 WTTTC 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.

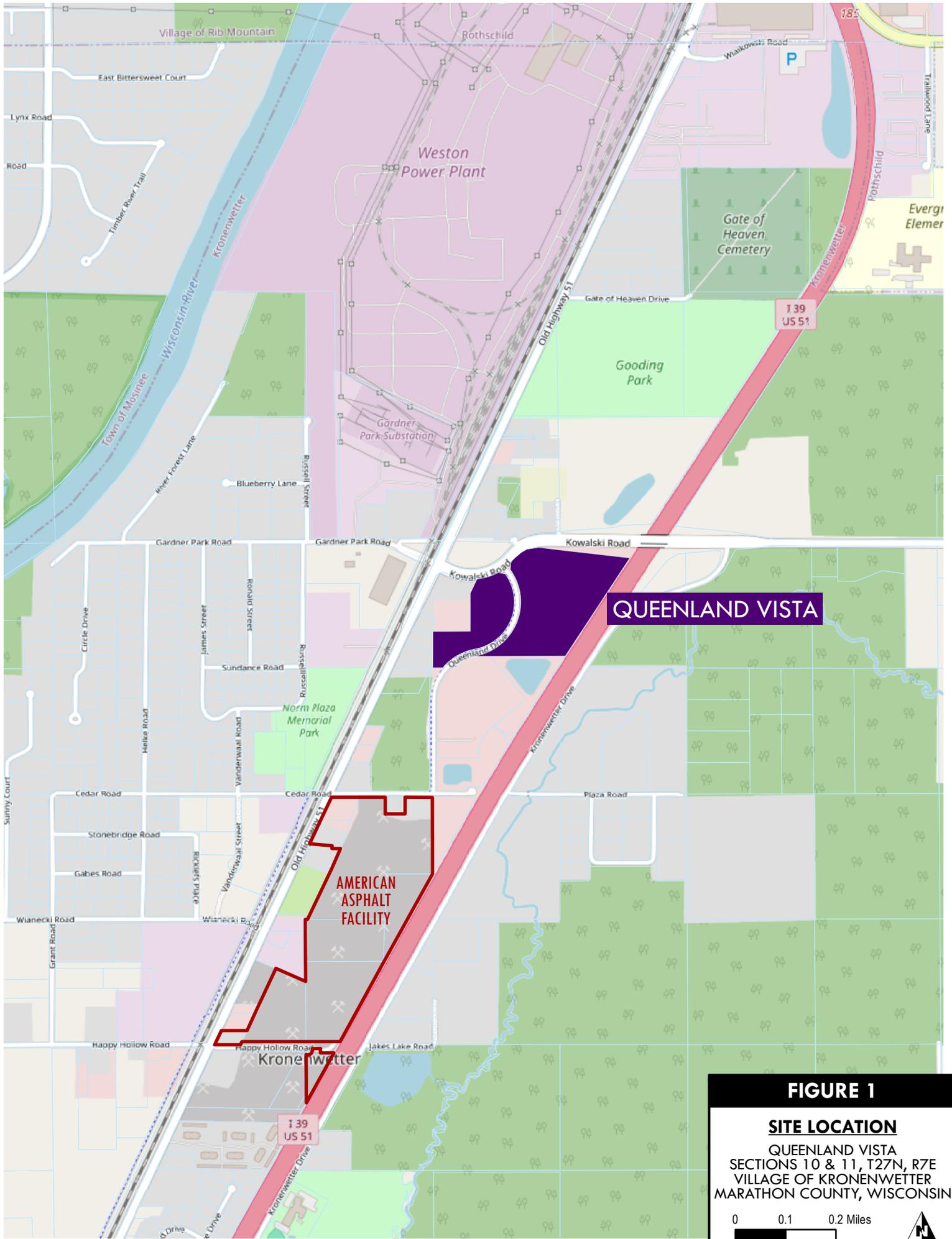
Mined areas will incorporate a water body and will be generally flat. The banks along the water body will be safely sloped and will include a safe, gradual slope out into the water body as well.

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



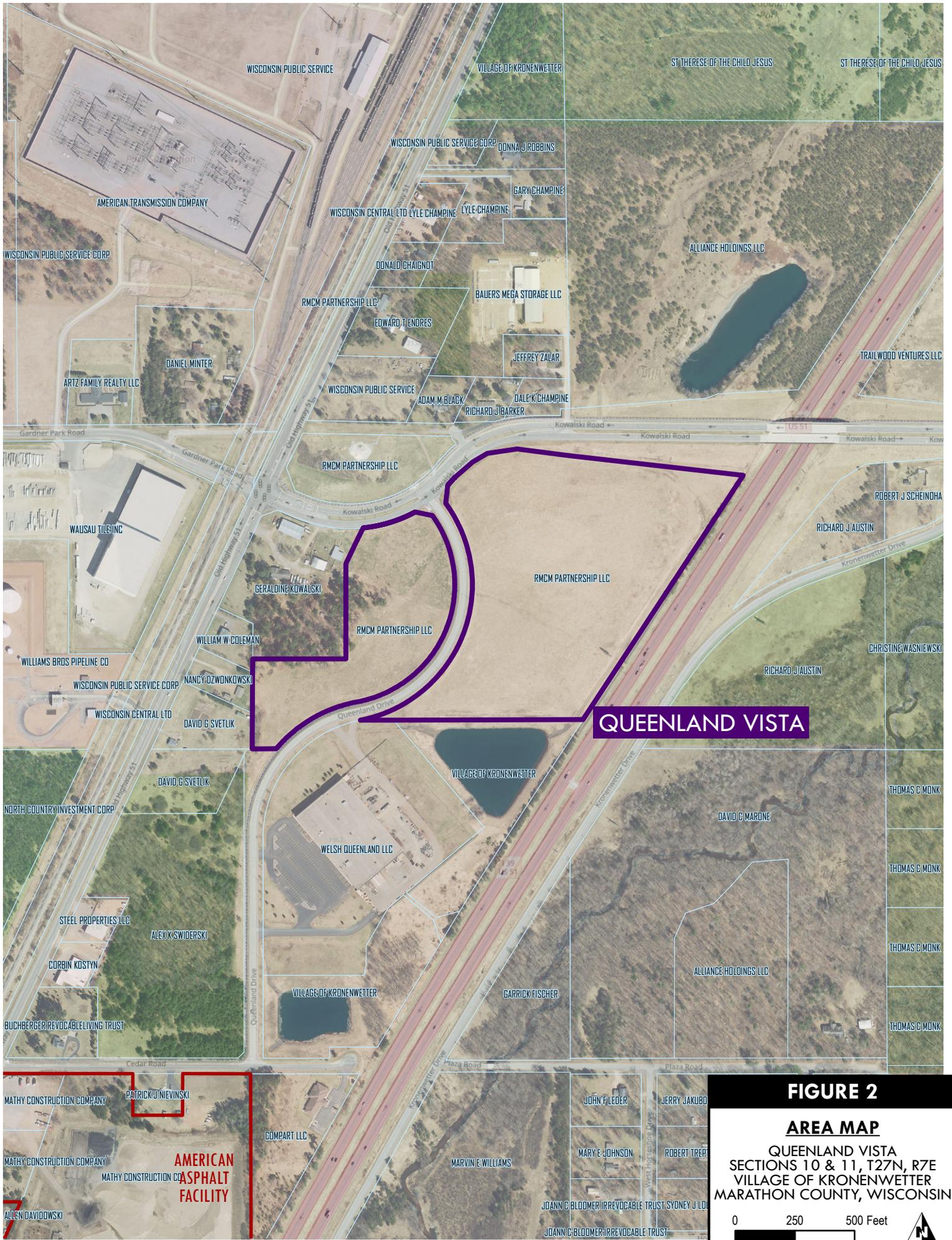
**FIGURE 1**

**SITE LOCATION**

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

0 0.1 0.2 Miles



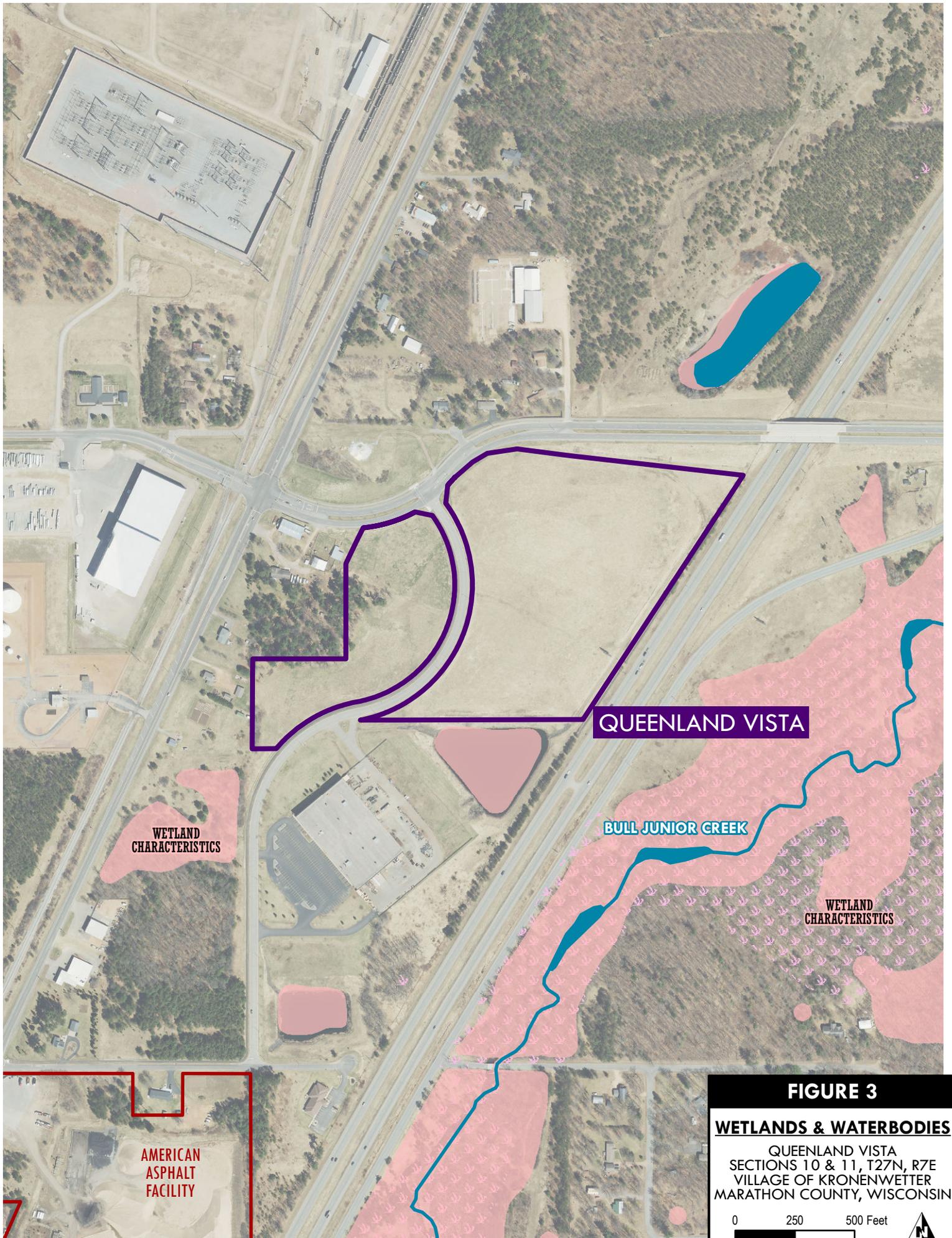


**QUEENLAND VISTA**

**AMERICAN  
ASPHALT  
FACILITY**

**FIGURE 2**  
**AREA MAP**  
 QUEENLAND VISTA  
 SECTIONS 10 & 11, T27N, R7E  
 VILLAGE OF KRONENWETTER  
 MARATHON COUNTY, WISCONSIN

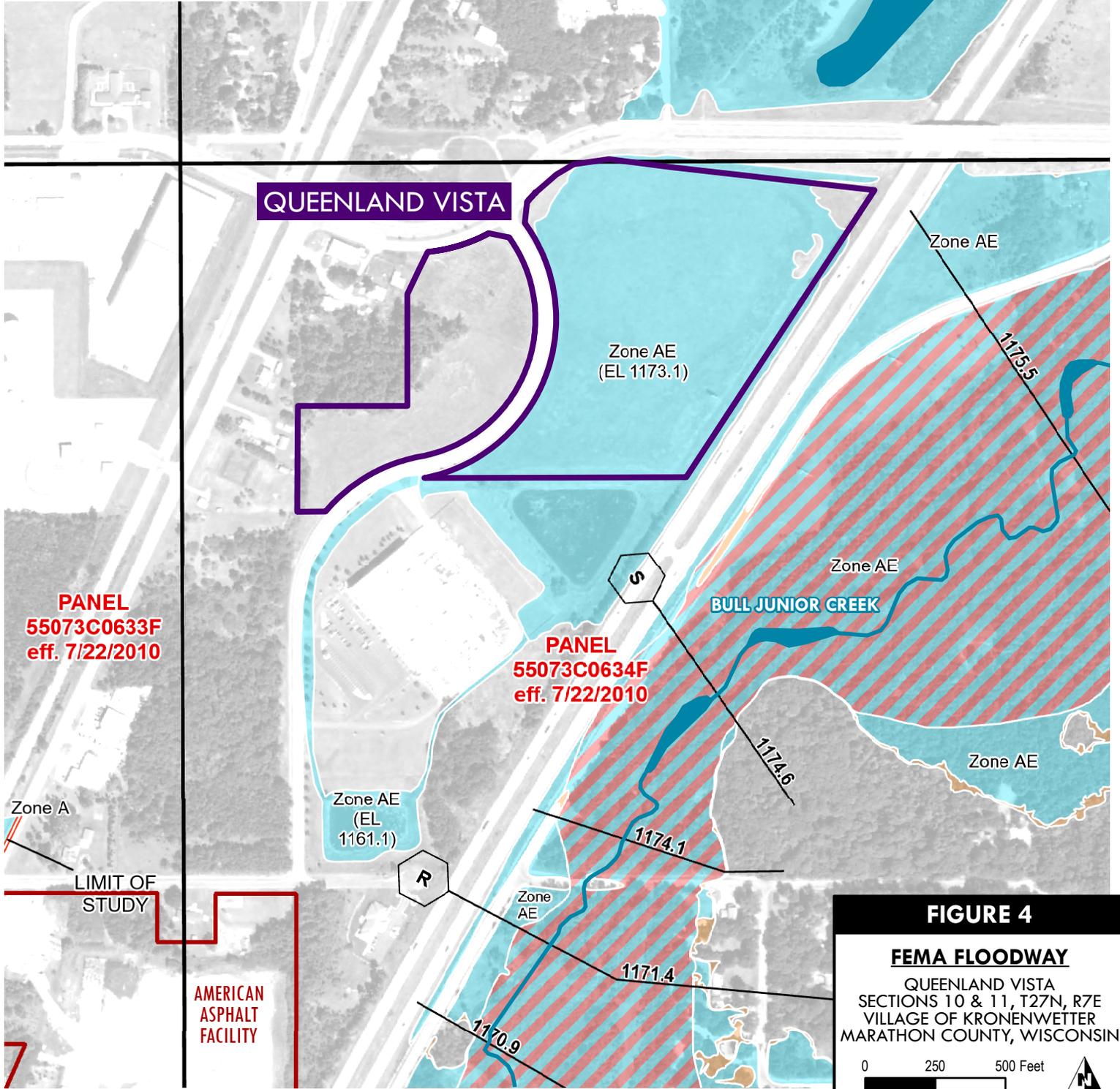
0 250 500 Feet



**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



**FIGURE 4**  
**FEMA FLOODWAY**  
 QUEENLAND VISTA  
 SECTIONS 10 & 11, T27N, R7E  
 VILLAGE OF KRONENWETTER  
 MARATHON COUNTY, WISCONSIN

0 250 500 Feet





# **DRAWINGS**

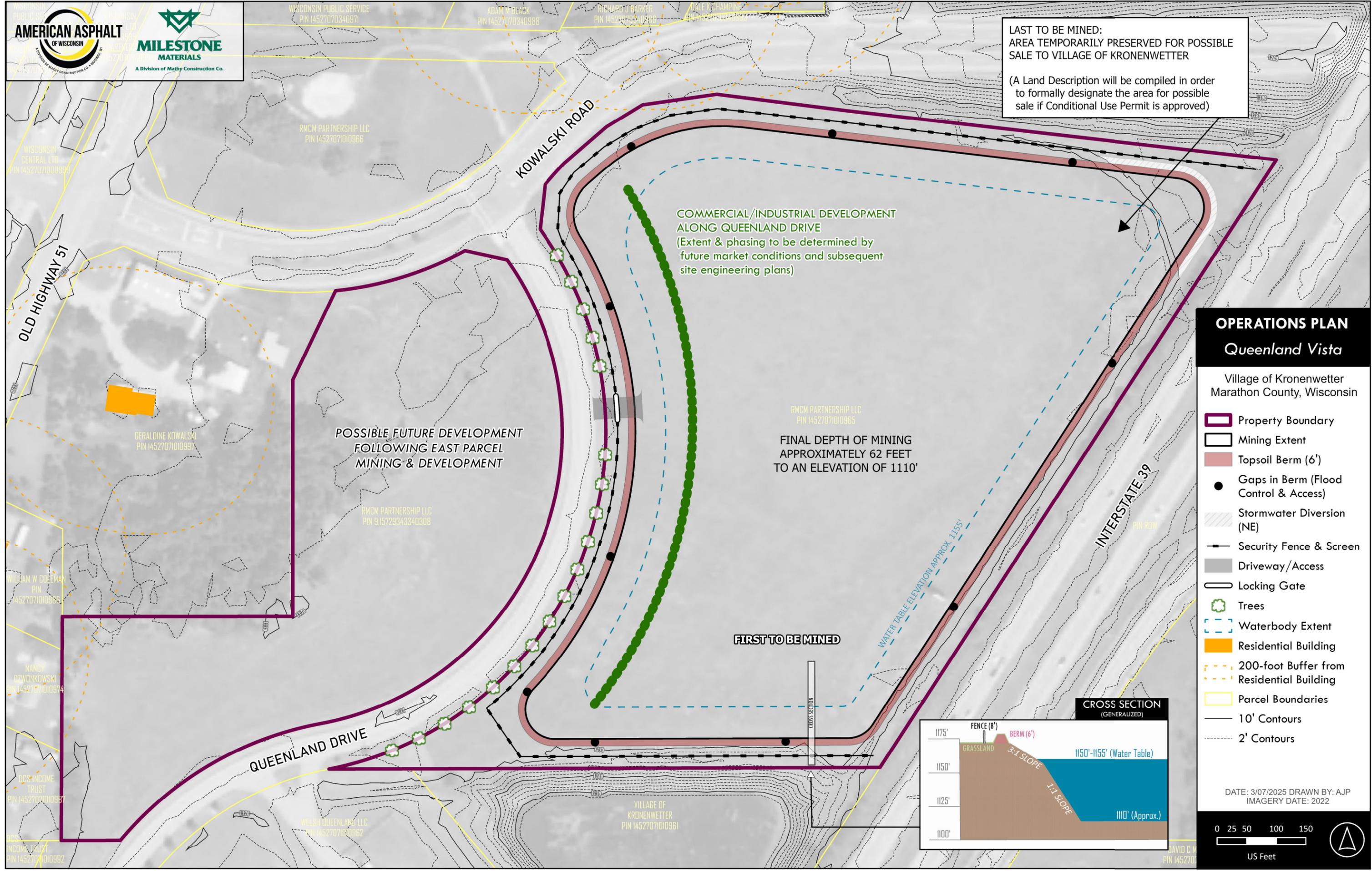
---

## 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)

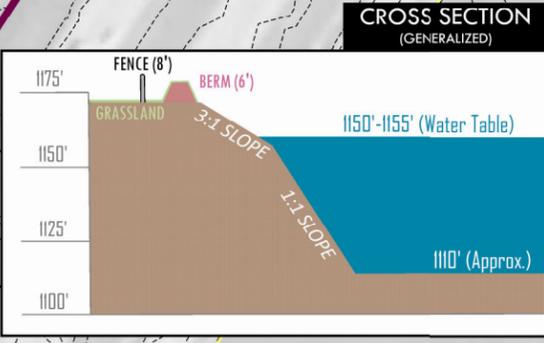


COMMERCIAL/INDUSTRIAL DEVELOPMENT ALONG QUEENLAND DRIVE  
(Extent & phasing to be determined by future market conditions and subsequent site engineering plans)

POSSIBLE FUTURE DEVELOPMENT FOLLOWING EAST PARCEL MINING & DEVELOPMENT

FINAL DEPTH OF MINING APPROXIMATELY 62 FEET TO AN ELEVATION OF 1110'

FIRST TO BE MINED

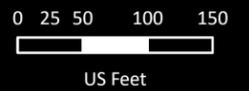


**OPERATIONS PLAN**  
*Queenland Vista*

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

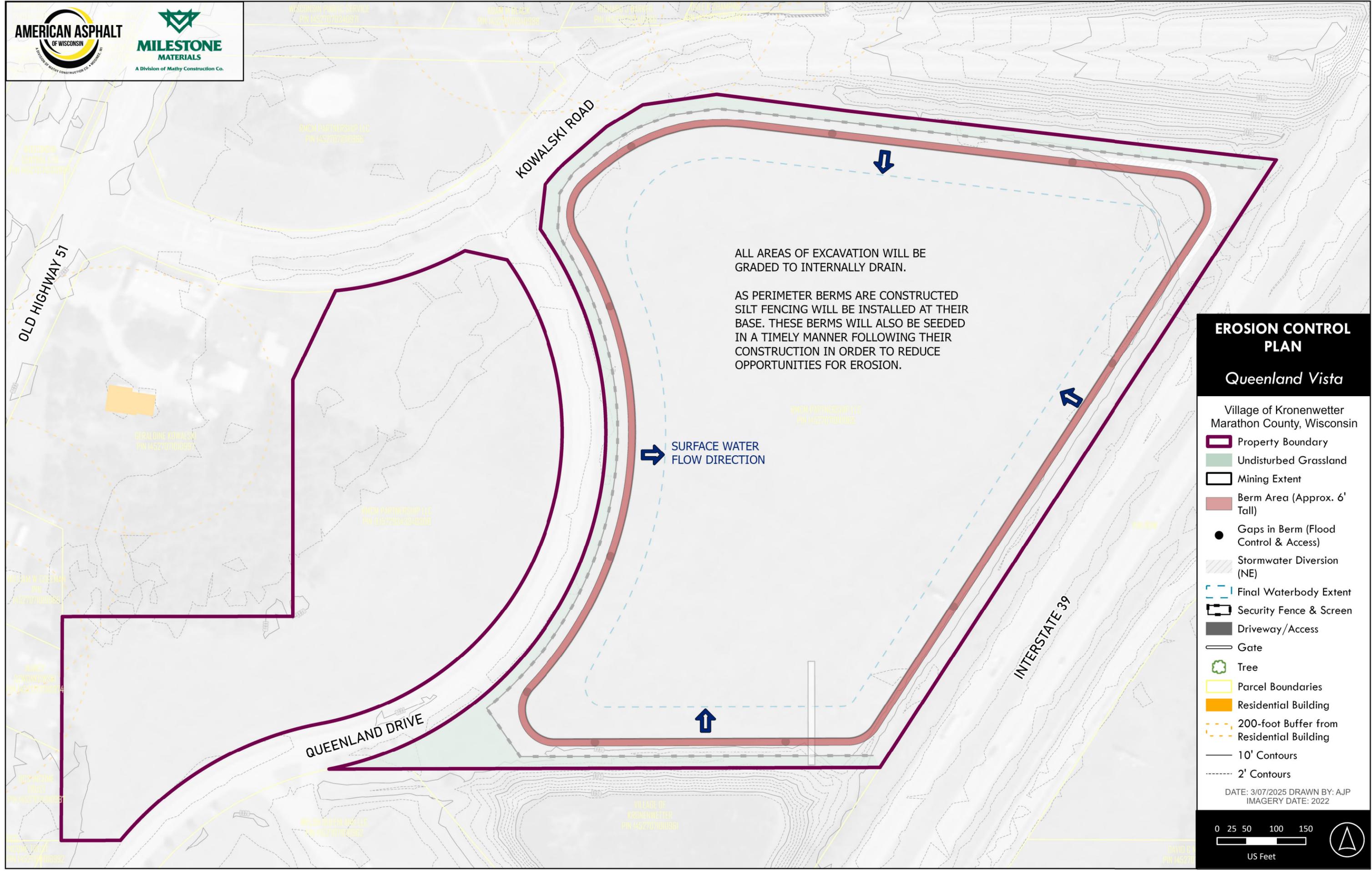
DATE: 3/07/2025 DRAWN BY: AJP  
IMAGERY DATE: 2022



DAVID C. M.  
PIN 145270710109982



A Division of Mathy Construction Co.



ALL AREAS OF EXCAVATION WILL BE GRADED TO INTERNALLY DRAIN.

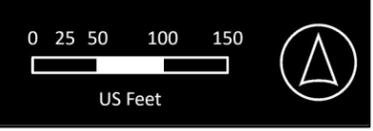
AS PERIMETER BERMS ARE CONSTRUCTED SILT FENCING WILL BE INSTALLED AT THEIR BASE. THESE BERMS WILL ALSO BE SEEDDED IN A TIMELY MANNER FOLLOWING THEIR CONSTRUCTION IN ORDER TO REDUCE OPPORTUNITIES FOR EROSION.

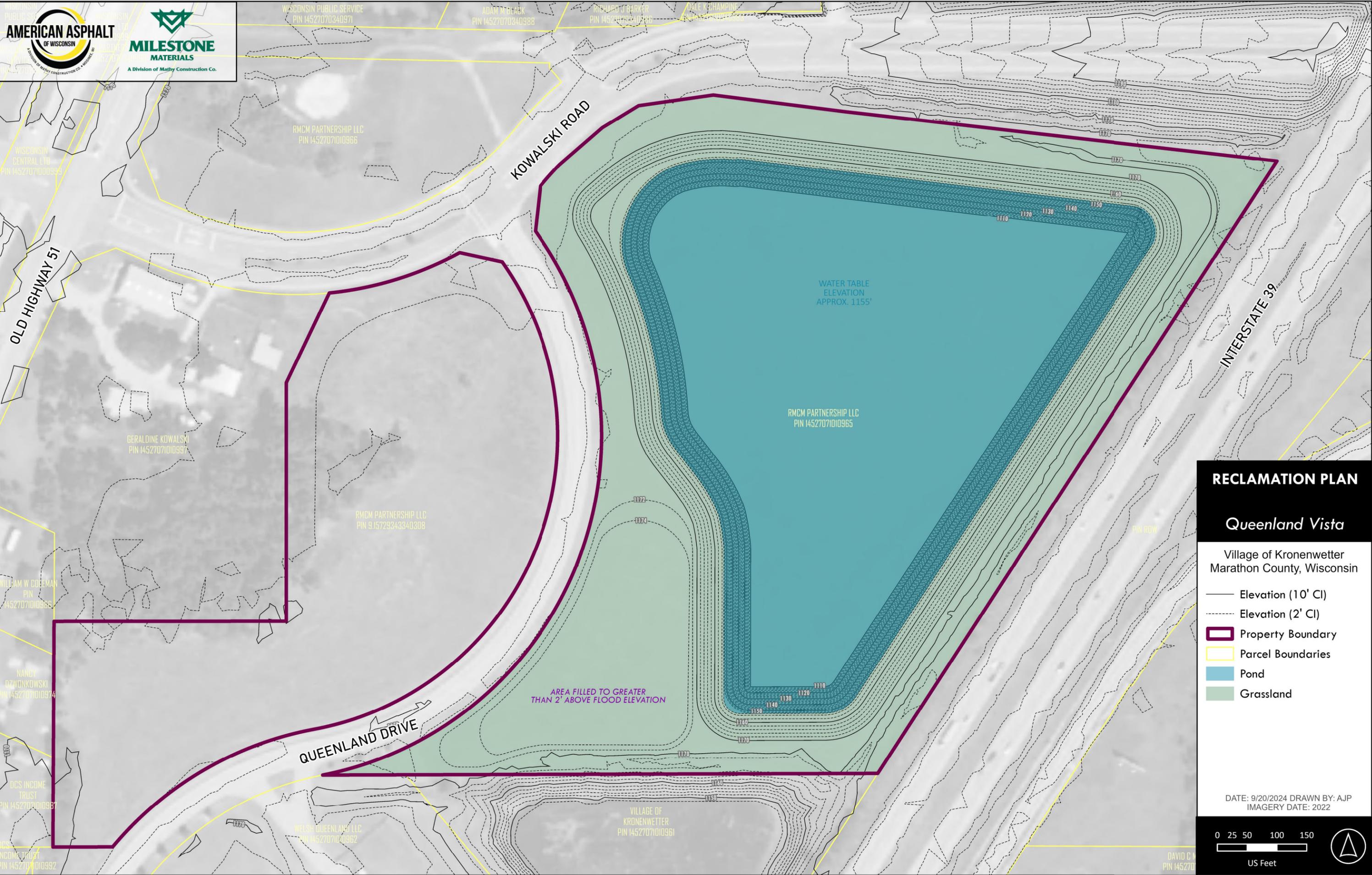
➔ SURFACE WATER FLOW DIRECTION

### EROSION CONTROL PLAN

#### Queensland Vista

- Village of Kronenwetter  
Marathon County, Wisconsin
- Property Boundary
  - Undisturbed Grassland
  - Mining Extent
  - Berm Area (Approx. 6' Tall)
  - Gaps in Berm (Flood Control & Access)
  - Stormwater Diversion (NE)
  - Final Waterbody Extent
  - Security Fence & Screen
  - Driveway/Access
  - Gate
  - Tree
  - Parcel Boundaries
  - Residential Building
  - 200-foot Buffer from Residential Building
  - 10' Contours
  - 2' Contours
- 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



DAVID C. M.  
PIN 145270710109982

**ATTACHMENT 1:**  
**HYDRAULIC DREDGING SCHEMATIC**

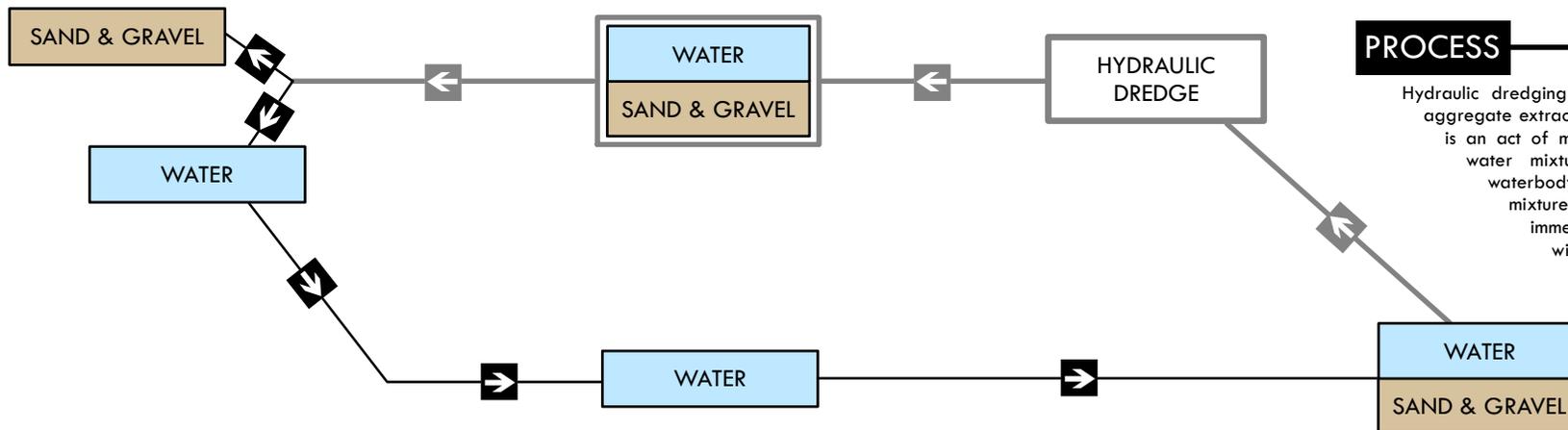
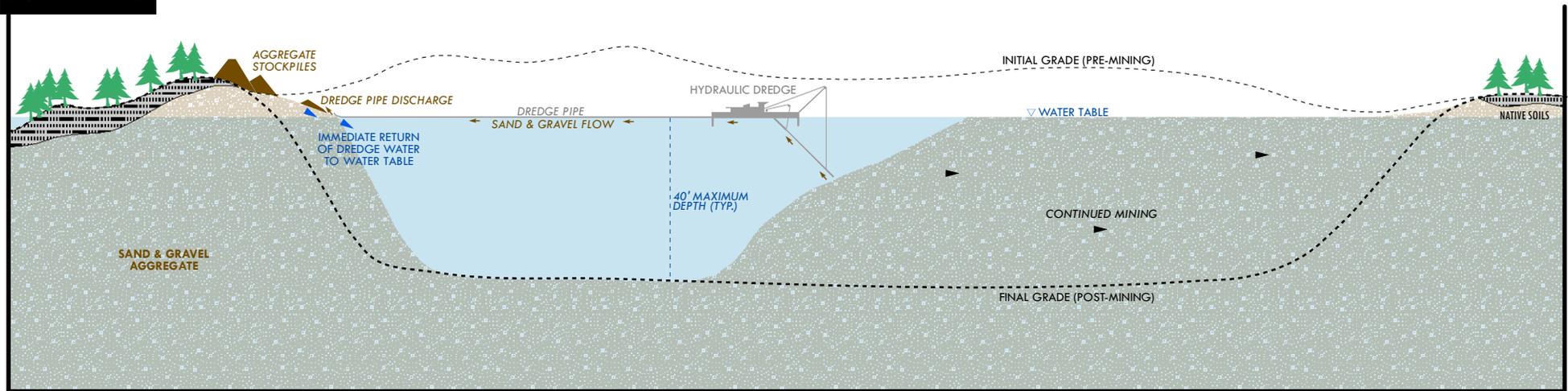
---

NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF KRONENWETTER

# HYDRAULIC DREDGING

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.



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