

Notice of Public Hearing – Town of Angelica Planning Committee

A public hearing will be held for the Town of Angelica Planning Committee at the Angelica Town Hall located at N3285 County Road C, Pulaski, on Tuesday, February 3, 2026 at 6:00 p.m. to hear the following request:

Request #1: CU-1-26

Tom Maroszek request a conditional use permit for the Non-Metallic Mineral Extraction (land use) in the open lands, agriculture, and residential zoning district at N4753 Elm Road, Pulaski WI.

Legal Description

Tax Parcel #004-03090-0000. Com NE Cor of Govt Lot 9 TH W 1347.54' TH S 813.71' TH E 1349.34' TH 813.93' To PON Sec 3 T26N R18E. Acres per plat of survey #9000112PS. N4753 Elm Rd. Pulaski, Wisconsin 54162. 25 Acres.

Any interested person may address the committee by letter or appear in person or by agent and be heard at the public hearing.

Notice of Meeting – Town of Angelica Planning Committee

A meeting of the Town of Angelica Planning will take place immediately after the public hearing regarding the above requests(s). Items to come before the committee are:

1. Discuss, review, and take action on request #1 CU-1-26.
2. Approve minutes from 9-11-25 meeting.
3. Set next meeting date.
4. Go over correspondence.
5. Adjourn

Town of Angelica Planning Committee

Dwayne Splan, Chairman

Connie Nischke, Secretary

Susan Pomprowitz

Brian Eckberg

Doug Opolka



Planning and Development Department

Planning * Solid Waste * Zoning * Sanitation * Property Listing *

311 N. Main Street, Shawano, WI 54166 * (715)526-6766 * Fax (715)526-6273 * www.co.shawano.wi.us

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 12/18/2025

Town: Angelica		Tax Parcel #: 004-03090-0000
Owners Name: Tom Maroszek		Phone #: 920-655-0546
Owner's Agent:		Phone #:
Zoning District: OAR	Parcel Size : 25 Acre	Site Address: N4753 Elm Road

Legal Description

1/4	1/4	Sec 3	T 26 N, R 18 E	COM NE COR GOVT LOT 9
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Reason for conditional use permit application

New Conditional Use Permit for expired CU-24-00 for Non-metallic mineral extraction.

Size of proposed new building/addition

N/A

Proposed use of parcel or building

Non-metallic mineral extraction of sand.

Required attachments:

Detailed plot plan showing all existing buildings, proposed buildings, setbacks from road, lot lines, and water bodies.

Shoreland Worksheet

Site development plan/survey

Applicable permits or licenses from other agencies pertaining to the CUP

Other paperwork deemed necessary by the Planning & Development Department



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POLICY & PROCEDURE FOR OBTAINING A CONDITIONAL USE PERMIT

THE FOLLOWING STEPS MUST BE COMPLETED WHEN TRYING TO OBTAIN A CONDITIONAL USE PERMIT (CUP)

CONTACT THE SHAWANO COUNTY PLANNING & DEVELOPMENT DEPARTMENT (P&D Dept.) FOR A PRELIMINARY CONSULTATION AND TO OBTAIN AN INFORMATION PACKET.

- Contact the P&D Dept. at 715-526-6766 ext. 0 to make an appointment for consultation

*Applicant must provide the following information for the preliminary consultation:

1. Tax parcel number, address or legal description of the parcel in which the CUP will be conducted
2. Detailed business plan outlining proposed activity/business (see attached business plan requirements).
3. Detailed site plan outlining parcel, existing structures on parcel, septic system and well, parking areas and any proposed new structures/areas for the conditional use permit to take place in/on
4. If applicable, letter signed by all property owner(s) authorizing agent/applicant to initiate CUP request
5. Any applicable permit applications in progress or obtained from state and/or federal agencies (i.e. DNR, US Army Corps of Engineers, Department of Health, Department of Ag, Trade and Consumer Protection, Wisconsin Department of Safety and Professional Services, Etc.)

1. P&D Dept. staff will prepare an information packet which will include:

1. Completed preliminary consultation form
2. Map of property
3. Section(s) of the Shawano County Zoning Ordinance No. 7-14 highlighting the zoning district in which the parcel is located in; table of permitted/conditional uses; and the section(s) which defines the conditional use (land use)
4. Buffer map and mailing list
5. List of available public hearing dates and associated sign up deadlines

2. Once information packet is completed and provided to the applicant and copies sent to the applicable town, it is the **OWNERS RESPONSIBILITY** to contact the town zoning representative to be placed on a town zoning committee and/or town board meeting/public hearing.

Contact: Connie Nischke at 920-609-0206 for Town of Angelica

3. Once applicant or his/her agent has met with the town and the town has submitted a written recommendation, the applicant can contact the P&D Dept to make an appointment to sign up for a public hearing before the Shawano County Planning, Development & Zoning Committee (PD&Z).

** Applicant must bring the following when requesting to be placed on an agenda**

1. Applicable fee (see Shawano County P&D Dept fee schedule for fee amount); cash or check
2. Written recommendation from the town – if not already submitted

4. Planning, Development & Zoning Committee Public Hearing

- Applicant/agent or someone on their behalf shall attend the public hearing to hear and answer questions pertaining to conditional use permit request.
- The Planning, Development and Zoning Committee will grant (with conditions), deny, postpone or table the request at the meeting immediately following the public hearing.
- If conditional use permit is granted, applicant will be required to make an appointment to obtain all other necessary permit for the CUP. Permits MAY NOT be available directly after granting of CUP.

** Conditional use permit (land use) MAY NOT commence, nor shall other associated permits be obtained until such time as the conditional use permit is granted by the Planning, Development and Zoning Committee. If activity begins prior to sign up and/or public hearing date, an after the fact fee will be assessed to either the conditional use permit or other associated permits.



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PRELIMINARY CONSULTATION

TYPE OF PUBLIC HEARING ACTION FEE \$

TOWN TOWN MEETING DATE: Received Proof on Town Agenda

ZONING DIST PARCEL NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

REQUEST FOR:

Requesting a conditional use permit for the Non-Metallic Mineral Extraction (land use) in the Open Lands, Agriculture, and Residential Zoning District.

PURSUANT TO ORDINANCE STANDARD:

Shawano County Code of Ordinances Chapter 40, formerly Shawano County Zoning Ordinance 7-14, Table X.2.02 and Section X.9.03(211).

Shawano County Code of Ordinances Chapter 12, article III, formerly the Shawano County Non-Metallic Mining Reclamation Ordinance.

LEGAL DESCRIPTION OF SITE

COM NE COR OF GOVT LOT 9 TH W 1347.54' TH S 813.71' TH E 1349.34' TH N 813.93' TO POB SEC 3 T26N R18E ACRES PER PLAT OF SURVEY #9000112PS

Site Address

Document No.

See Deed for Full Description

Waiting on Survey Work

All conditional use permits must meet the following standards

- (a) The proposed conditional use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
- (b) The proposed conditional use will be consistent with all relevant aspects of the Comprehensive Plan.
- (c) The proposed conditional use will not substantially increase the erosion potential of the site; negatively affect wetlands, floodplains, or water bodies; or otherwise compromise surface or ground water quality, based on topography, drainage, slope, soil type, vegetative cover, means of waste disposal, and other relevant factors.
- (d) The proposed conditional use is 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.
- (e) The proposed conditional use is in a location where access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
- (f) The conditional use will meet all applicable standards of this Zoning Ordinance, particularly any performance standard in Section X.9 that is applicable to the particular conditional use being sought.

Previous permit for Non-Metallic Mining (CU-24-00) was renewed multiple times and since expired. Scott Konkle, ECWRPC, stated reclamation plan for CU-24-00 will continue to work for new CUP.

Operator shall comply with all provisions of the Shawano County Code of Ordinances Chapter 40, formerly Shawano County Ordinance 7-14 Sec. X.2.02, 9.03 (212) and all provisions of Chapter 12, section III, formerly the Shawano County Non-Metallic Mining and Reclamation Ordinance.

- To extract approximately 750 cubic yards of sand per month.
- Blasting, Drilling, Fuel Storage, Asphalt Batching, and concrete mixing are not proposed for this project.
- Hours of Operation to be Monday-Friday 7AM - 6 PM and Saturday 7AM - 12 PM.
- Existing gravel driveway to be used as tracking pad to prevent tracking of debris onto Elm Rd.
- A certificate of Insurance must be provided to the County before any operations commence.

OTHER
CONSIDERATION

Previous condition of CU-24-00 which may be relevant:

-Trucks delivering sand from this pit will not go through the village of Krakow to access State Hwy. 32 except in cases where the sand would be delivered to a property owner in Krakow.

Owner requests that this CUP be valid for 10 years, at that time the intention is to have the reclamation plan complete. If there are to be any changes in scope, or extension in timeframe, the applicant must apply for a review or extension which shall follow the normal conditional use permit process.

This will **REQUIRE** the following permits to be obtained:

Driveway/Culvert Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Obtained From	<input type="text"/>
Site Address Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Sanitary Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Land Use Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Shoreland Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Mitigation Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Sign Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>

Comments:

Copy of Zoning Code Attached Map/Survey Attached & scanned in Date Sent to Town:

PREPARED BY: Date Filed

Table 40-38. Permitted and Conditional Uses, Working Lands and Open Space Zoning Districts

LAND USES	Farmland and Forest Preservation District (FP)	Open Lands, Agriculture, and Residential District (OAR)	Recreation and Public Open Space District (RPOS)	Farmland and Forest Holding District (FH)	Subject to Land Use Description and Performance Standards in:
Non-metallic mineral extraction	C	C		C	§ 40-265

SHAWANO COUNTY CODE OF ORDINANCES CHAPTER 40-265

Non-metallic mineral extraction (land use) means any land use involving the removal of soil, clay, sand, gravel, rock, non-metallic minerals, peat, or other related material. The term "non-metallic mineral extraction" may include on-site processing of extraction material if part of the application and conditional use permit approval. The term "non-metallic mineral extraction" does not include relocation of materials required for domestic use on the same lot or a contiguous lot under the same ownership, approved on-site development grading, excavations within public road rights-of-way or easements, agricultural grading, or any soil removal activities on a hazardous waste site. Any asphalt or concrete rock crushing facility or batch/ready-mix plant permanently associated with such a facility shall be allowed as separately listed under this chapter and subject to the performance associated with such land use. An asphalt or concrete rock crushing facility or batch/ready mix plant may temporarily be located in such a facility subject to conditional use permit approval. This use shall meet the following performance standards:

- (1) In addition to the submittal information required under section 40-232(d), the application for conditional use permit and land use permit shall include the following information:
 - a. A written description of the proposed operation, including the types and quantities of the materials that would be extracted; proposed dates to begin extraction, end extraction, and complete reclamation; geologic composition and depth and thickness of the mineral deposit; existing use of the land and proposed use after reclamation; existing natural and archaeological features on and adjacent to the site; where extracted materials would be hauled and over what roads; types, quantities, and frequency of use of equipment to extract, process, and haul; whether and how frequently blasting, drilling, mining, crushing, screening, washing, refueling, fuel storage, asphalt batching, or concrete mixing would be performed on site; whether excavation will occur below the water table and, if so, how groundwater quality will be protected; description and elevations of all temporary or permanent structures; proposed hours and days of operation; any special measures that will be used for spill prevention and control, dust control, or environmental protection; and assurances that the site will be developed, operated, and reclaimed in accordance with all approved plans and all county, state, and federal regulations, including a listing of all applicable regulations.
 - b. A site/operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, and utilities; existing natural features, including lakes, streams, floodplains, wetlands, and shoreland areas; all residences and private and municipal wells within 1,000 feet; location of the proposed extraction, staging areas, fueling, fuel storage, and equipment storage areas; proposed

location and surfacing of roads, driveways, and site access points; proposed phasing plan, if any; proposed fencing of property and gating of access points; proposed locations of stockpiles; proposed location and types of screening berms and landscaping; and proposed temporary and permanent structures, including scales and offices.

- c. An erosion control plan, drawn to scale by a professional engineer, meeting all applicable state and county requirements may be required as determined by the planning, development, and zoning committee.
 - d. A reclamation plan prepared in accordance with the state administrative rules and the county non-metallic mining reclamation regulations.
- (2) The planning, development, and zoning committee may require a landscaped bufferyard in the yard where the use abuts a residential use or a residential zoning district, per the standards in section 40-132(a).
 - (3) The appropriate county approval authority may place limits on the amount of time the non-metallic mineral extraction use shall remain in operation.
 - (4) The nearest edge of all buildings, structures, and surface activity areas, including pit edges, shall be located a minimum of 200 feet from all dwellings on adjacent properties, and no less than ten feet from any lot line.
 - (5) To prevent tracking of mud onto public roads, access driveways shall be paved within 100 feet of public roads, unless the adjacent road is unpaved.
 - (6) All public roads shall be kept free of all mud, debris, and dust by sweeping or other means as necessary, or as requested by the applicable town.
 - (7) Access to the site shall only be through points designated as entrances on the site/operations plan; such access points shall be secured when the site is not in operation.
 - (8) Provisions for the upgrade, repair, and maintenance of town and county roads shall depend on the intensity of the operation and the existing condition and capacity of such roads. A bond or other performance guarantee for such work may be required provided that a clear relationship is established between the operation and the need for road upgrades, repair, and maintenance. If any town or county road is damaged or destroyed as a result of owner operations, the owner shall restore or pay for the restoration of the same to an acceptable condition and value. The owner shall have the right to show and bear the burden of proof in showing that the indicated damage was not the result of its operations.
 - (9) Spraying of the site and driveways shall be conducted to control dust, except when the temperature is below freezing. The applicable town may request that water be applied in and around the excavation pit to further reduce dust.
 - (10) On-site bulk fuel storage areas and appropriate places for fueling of equipment (e.g., above the water table) shall be located to minimize the potential for groundwater contamination and in accordance with the state law and rules.
 - (11) Hours or days of operation may be limited as deemed appropriate by the planning, development, and zoning committee.
 - (12) Expectations for any blasting, drilling, screening, and asphalt batching shall be clearly understood, and separate acceptable hours for these activities may be established. Blasting is also regulated under state law and rules. The conditional use permit may specifically restrict such activities from occurring if the conditional use permit standards cannot be met.
 - (13) If blasting or drilling is requested, additional standards or conditions may be applied with relation to frequency, noise and vibration levels, notice to neighbors, pre-inspection of neighboring basements and wells, and claims procedures in accordance with state administrative regulations.

- (14) All trucks, excavation, and processing equipment shall have exhaust systems that meet or exceed current industry standards to ensure that noise levels are kept at or below allowable limits. The mine operator shall demonstrate that the level of noise generated by the facility or equipment does not exceed 65 decibels at the property line.
- (15) Unless the extraction site is inaccessible, the area of extraction shall be completely enclosed by a safety fence or maintained at a slope not to exceed 3:1.
- (16) The applicant shall furnish a certificate of insurance before operations commence.
- (17) Approval shall be subject to amendment or revocation if noncompliance with approved plans, this section, or approval conditions is identified.
- (18) Approval shall be subject to periodic review of the operation to ensure compliance with the conditional use permit, and to specific limitations over the portion of the lot or parcel where extraction may occur.
- (19) The conditional use permit shall expire five years from the date of approval except where the planning, development, and zoning committee in its conditional use approval grants otherwise. In order to continue operation beyond the specified time frame, the applicant must apply for an extension to the original conditional use permit which shall follow the normal conditional use permit process every five years or the timeframe granted by the planning, development, and zoning committee.
- (20) The following additional performance standards shall be met for new and expanded non-metallic mineral extraction operations on lands zoned FP:
 - a. The operation complies with state law and rules promulgated thereunder, with applicable provisions of the county non-metallic mining reclamation regulations, and with any applicable requirements of WisDOT concerning the restoration of non-metallic mining sites.
 - b. The operation and its location in the FP zoning district are consistent with the purposes of the FP district.
 - c. The operation and its location in the FP zoning district are reasonable and appropriate, considering alternative locations outside the FP district, or are specifically approved under state or federal law.
 - d. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
 - e. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - f. The owner shall be responsible for restoring the land to agricultural use, consistent with a county approved reclamation plan, when extraction is completed.

The one-time one-acre exemption through Wis. Admin. Code § NR 135.02(3)(g) does not negate the conditional use permit requirements of this article.



UNRECLAIMED ACREAGE ESTIMATE NR-135 Non-Metallic Mining Reclamation Program

Landowner: Thomas Maroszek

Operator: Thomas Maroszek

Site Location: Shawano County
Town of Angelica
T26N, R18E, Section 3

With a fine tip pen, please draw in site (parcel) boundaries and label areas according to the scheme listed below:

A = Area mined prior to 8/1/01 and will NOT be active after such date (not subject to NR-135 requirements) = 7 Acres (round to nearest whole acre).

B = Area mined prior to 8/1/01 and WILL be active after such date (subject to NR-135 requirements) = _____ Acres (round to nearest whole acre).

C = Area(s) to BETWEEN 1/1/24 and 12/31/24 (subject to NR-135 requirements) = 3 Acres (round to nearest whole acre).

D = Future Reserves. Areas not previously mined and not planned for mining activity between 1/1/24 and 12/31/24 (not subject to NR-135 requirements) = 9 Acres (round to nearest whole acre).

Applicant Signature and Date: _____

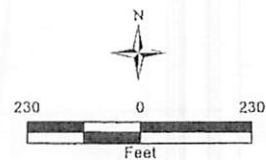
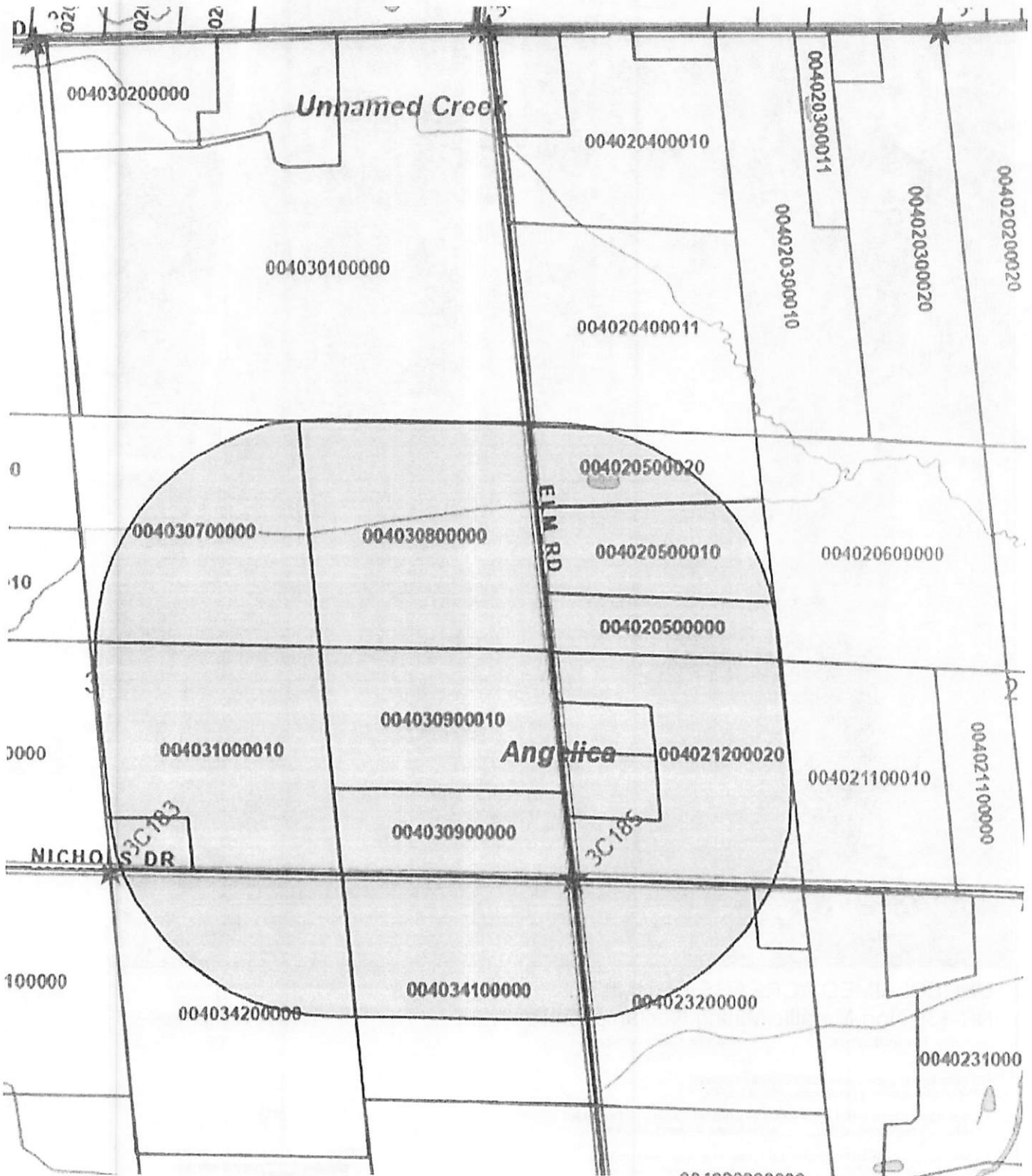


Photo Source: ECWRPC 2023

Permit No. (ECWRPC Use): 5905704



	A	B	C	D	E
1	Name	Address	City	State	Zip
2	BRYAN V KOLODZIEJ	N4762 ELM ROAD	KRAKOW	WI	54137
3	DAVID H STYCZYNSKI	N4471 ELM ROAD	KRAKOW	WI	54137
4	BRIAN R HOLEWINSKI	W811 NICHOLS DRIVE	KRAKOW	WI	54137
5	JACOBS BROTHERS	668 FERNANDO DRIVE	DEPERE	WI	54115
6	KKS HOME FARMS LLC	W1086 NICHOLS DRIVE	KRAKOW	WI	54137
7	STYCZYNSKI LIVING TRUST	W1266 NICHOLS DRIVE	KRAKOW	WI	54137
8	DANIEL C PREVOST	W956 NICHOLS DRIVE	KRAKOW	WI	54137
9	THOMAS M MAROSZEK	N3528 ELM ROAD	PULASKI	WI	54162
10	SCOTT D VANDEHEI	N4503 ELM ROAD	KRAKOW	WI	54137
11	FLOYD BOHM	W1077 NICHOLS DRIVE	KRAKOW	WI	54137
12	BRYAN V KOLODZIEJ	N4762 ELM ROAD	KRAKOW	WI	54317
13	JOSHUA V KOLODZIEJ	N4732 ELM ROAD	KRAKOW	WI	54137
14	SUZETTE D PIENTA	W1086 NICHOLS DRIVE	KRAKOW	WI	54137
15	MICHAEL ZIOLKOWSKI	W6636 JUDY STREET	WAUSAUKEE	WI	54177
16	JASON J BERGNER REVOCABLE TRUST	N4838 ELM ROAD	KRAKOW	WI	54137
17	CRAIG S FREEMAN	N4870 ELM ROAD	KRAKOW	WI	54137
18	MMJ INVESTMENTS LLC	W485 ANGELICA STREET	KRAKOW	WI	54137

MAROSZEK CUP-ANGELICA

1320' BUFFER CREATED 12-17-25

Town of Angelica Planning Committee

September 11, 2025

Town of Angelica Committee Present: Chairman Dwayne Splan, Secretary Connie Nischke, Brian Eckberg, Susan Pomprowitz, Doug Opolka

Others present: Nick Feira, Keith Ebert, Greg VanAsten

Public Hearing

The meeting of the planning Committee was called to order by Chairman Dwayne Splan at 5:30 p.m. The pledge of Allegiance was said. The chairman verified with the Secretary of the Committee, Connie Nischke, that the notice of the meeting had been posted properly. Committee members were introduced, and the meeting procedure was presented.

Request CU-1-25. Nick Fiera, agent for Krakow Development Group, LLC was present to request a conditional use permit for a pond in the Hamlet Zoning District for Dollar General at W128 Center St, Krakow. The pond is required by the State of Wisconsin for stormwater management for commercial construction project.

Legal Description: Tax parcel #004-60250-160. Vil of Krakow original plat S ½ lot 11 Blk 3 & Prt vac Center St. Rec #690282 & Vil of Krakow original plat lot 12 Blk 3 EX E 86' & N 25' Center St. lying S or parcel. W128 Center St. Krakow, WI. Town of Angelica.

Nick Fiera was present to request a conditional use permit for a pond in the Hamlet Zoning District. DNR approval is needed. It will meet and abide by all guidelines in Table X.4.02 and Section X.9.03 (239) of the Shawano County Zoning Ordinance. It is a retention pond to catch the water from the parking lot runoff. The overflow can go in the ditch – Ok'd by DNR. There will be a 10-1 slope with a clay liner and some grass planted. Fencing will not be required. It was suggested that trees/bushes be planted along the west side of property to improve aesthetics. A question came up about removing the current light pole of the property. All other guidelines regarding the outside landscape/lighting will be followed. No one was present to oppose the request.

Town of Angelica Planning Committee Meeting

The Town of Angelica Planning Committee was called to order immediately following the Public Hearing by Chairman Dwayne Splan. The chairman verified with the Secretary of the Committee that the notice of the meeting and agenda had been posted properly.

A motion was made by Opolka and seconded by Pomprowitz to approve of the June 3, 2025 minutes. The motion passed unanimously.

A motion was made by Nischke and seconded by Opolka to approve of CU-1-25 request. The motion passed unanimously.

A motion was made by Eckberg and seconded by Opolka to adjourn the meeting. The motion passed unanimously at 6:25 p.m. The next meeting will be October 7, 2025, if necessary.

Respectfully submitted,

Connie Nischke 
Town of Angelica Planning Secretary

September 13, 2025