



# PLAN COMMISSION MEETING MINUTES

October 21, 2024 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

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## 1. CALL MEETING TO ORDER

@6:00PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Chris Voll

Dick Kvapil

Bruce Sinkula

Dan Lesniak

Rick Grundman

Ken Charneski

ABSENT

Tony Stange

## 2. ANNOUNCEMENT OF PUBLIC HEARING

C. Eau Claire River LLC Rezone: Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476 request a zoning change of 35.58 acres from BP - Business Park to M2 – General Industrial, located at 1320 Kowalski Road, Kronenwetter, WI 54455. Parcel Identification Number 145-2707-023-0996. Legal description of the subject property: SEC 02-27-07 PT OF S 1/2 SW 1/4 THAT PT LYG WLY OF HWY '51' & D/I CSM VOL 10 PG 182 (#2709) (DOC #772685) EX DOC 1488725-(RD).

Overview given by Peter Wegner. Zoning change request from Business Park to M2– General Industrial. 1292 Kowalski Road, will access be off Kowalski Road?

Guy Fridel- 2230 Ruby Drive-Proposed zoning #9 was left blank on the application.

Bernie Kramer-

Jeff Zaler-1290 Kowalski-Concerns over safety for the walking path.

Tom Renzo- 3840 N 20th Ave.

## 3. CLOSING OF PUBLIC HEARING

## 4. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that

there may be limited discussion on the information received, however, no action will be taken under public comments.

**5. APPROVAL OF MINUTES**

- D. 2024 07 15 PC Meeting Minutes  
Motion to approve made by Kvpil, Seconded by Sinkula.  
Voting Yea: Voll, Kvpil, Sinkula, Lesniak, Grundman, Charneski
  
- E. 2024 08 19 PC Meeting Minutes  
Motion to approve made by Lesniak, Seconded by Voll.  
Voting Yea: Voll, Kvpil, Sinkula, Lesniak, Grundman, Charneski
  
- F. 2024 09 16 PC Meeting Minutes  
Motion to approve made by Voll, Seconded by Grundman.  
Voting Yea: Voll, Kvpil, Sinkula, Lesniak, Grundman, Charneski

**6. REPORTS AND DISCUSSIONS**

- G. Community Development Director Report  
No questions from commission.

**7. NEW BUSINESS**

- H. Discussion and possible action Eau Claire River LLC Rezone Request  
Motion to delay for 30 days, for forms to be completed in full. Overpass committee to supply maps for the ramps. Amended  
New motion to delay until November 18, 2024, for forms to be completed in full.  
Motion made by Charneski, Seconded by Lesniak.  
Voting Yea: Voll, Kvpil, Sinkula, Lesniak, Grundman, Charneski
  
- I. Discussion and possible action § 520-121. - Conditional use permits  
Report given by Peter Wegner: Research the possible changes listed and report back to the Commission.
  
- J. Discussion and possible action Zero-lot-line Residences  
Overview given by Peter Wegner.  
Direct Peter to look more closely at the options.
  
- K. Discussion and possible action § 520-27 B. Detached accessory structure (for residential use)  
Overview given by Peter Wegner.  
Will bring back to the commission at January meeting

**8. NEXT MEETING - NOVEMBER 18, 2024**

**9. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

Conditional use permit.  
Zero lot lines.

**10. ADJOURNMENT**

@ 8:03PM  
Motion made by Lesniak, Seconded by Kvpil.  
Voting Yea: Voll, Kvpil, Sinkula, Lesniak, Grundman, Charneski

***NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.***

**Posted: 10/18/2024 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**