



## SPECIAL PLAN COMMISSION MEETING AGENDA

May 01, 2025 at 6:00 PM

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

**All Agenda Items Listed Are for Discussion and Possible Action**

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**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. SELECTION OF CO-CHAIRPERSON**

**3. 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.

**4. NEW BUSINESS**

- C. Proposed Zoning Changes 520-22 Institutional and recreational land use types

**5. NEXT MEETING: MAY 19, 2025**

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

**7. ADJOURNMENT**

***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: 04/30/2025 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



## **Report to Planning Commission**

**Agenda Item:** Proposed Zoning Changes 520-22 Institutional and recreational land use types.

**Meeting Date:** May 1, 2025

**Referring Body:** Plan Commission

**Committee Contact:** David Baker

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** David Baker

**AGENDA ITEM:** Proposed Zoning Changes 520-22 Institutional and recreational land use types.

**OBJECTIVE(S):** Consider proposed changes to 520-22 Institutional and recreational land use types in order to provide a land use type which appropriately reflects and accommodates the Highway Facility land use type.

**HISTORY/BACKGROUND:** Our zoning code does not include an institutional land use type that appropriately reflects the Highway Facility land use type. The Highway Facility land use clearly most closely aligns with the M2 General Industrial Zoning District.

520-11(7) M2 General Industrial. The M2 district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors.

The outdoor activities, potential high levels of noise, and potential particulate emissions associated with the Highway Facility land use type make this land use unsuitable for either M1 Limited Industrial or B3 General Business, both of which allow for light industrial but do not allow the range of activities associated with the M2 General Industrial District.

M1 Limited Industrial. The M1 district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances.

B3 General Business. The B3 District accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses.

The Highway Facility land use is clearly not compatible with either the SF Single Family or 2F Two-Family Residential Zoning Districts as it is neither a residential use nor a small scale institutional or recreational use.

**SF Single-Family Residential.** The SF district is intended for mainly single-family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses

**2F Two-Family Residential.** The 2F district accommodates two-family residences such as duplexes and two-flats; single family residences; and compatible home occupations and small-scale institutional and recreational uses.

Section 520-22 does not currently provide a land use type which appropriately and accurately reflects the Highway Facility land use type.

The Indoor institutional, intensive land use type is limited to indoor facilities that primarily involve people rather than both people and heavy equipment.

The Public Service or Utility land use type is a catch all listing that provides for “separately addressed” land uses in Section 520-22. The Public Service or Utility land use is not prescriptive or appropriate for the Highway Facility Land use because the Public Service/Utility land use is permitted in multiple Zoning Districts (SF, 2F, B3, M1,AR) that are inconsistent with the characteristics of the Highway Facility land use.

The proposed solution is to add a “separately addressed” Highway Facility Land Use within Section 520-22 to provide a path forward towards permitting and approving a site plan for the proposed Highway Facility.

**RECOMMENDED ACTION:** To review the proposed language and direct staff how to move forward.

**ATTACHMENTS:** Proposed changes to 520-22 Institutional and recreational land use types

Proposed Zoning Changes 520-22 Institutional and recreational land use types.

Draft 5/1/205

**§ 520-22. - Institutional and recreational land use types.**

Note A-H remain unchanged.

I. Highway Facility

(1) Highway Facility uses, which include both indoor and outdoor facilities that generally serve the community and include over 60,000 square feet of indoor gross floor area. Facilities often include highway truck and equipment storage and repair, salt storage, and brine preparation. The use is of a size and character that typically serve the needs of the whole community and region.

(2) Performance standards:

(a) Outdoor storage areas shall be located a minimum of 500 feet from any residentially zoned property.

(b) A buffer yard meeting the requirements of section 520-79.C(4) shall be provided along all property borders abutting residentially zoned property, except minimum width of the buffer yard shall be 500 feet.

(c) The exterior of all buildings shall meet the standards for nonresidential structures in section 520-76.

(d) Minimum required off-street parking: one space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area.

## Changes to 520 Attachment 1 and 2

## ZONING

## 520 Attachment 1

## Village of Kronenwetter

Figure 520-17: Allowable Uses in Rural, Open Space and Residential Zoning Districts

## Key to Zoning Districts:

AR = Agriculture and Residential

RR-2 = Rural Residential (2-acre minimum)

RR-5 = Rural Residential (5-acre minimum)

PR = Parks and Recreation

SF = Single-Family Residential

2F = Two-Family Residential

MF = Multiple-Family Residential

MH = Mobile Home

	<i>P = Permitted Use</i>	<i>C = Conditional Use</i>	<i>T = Temporary Use</i>	<i>X = Prohibited Use</i>			
Land Use Category	Zoning District						
(#) Land Use Type	AR	RR-5/RR-2	PR	SF	2F	MF	MH
Institutional and Recreational Land Uses							
(1) Passive Outdoor Public Recreation	P	P	P	P	P	P	P
(2) Active Outdoor Public Recreation	C	C	P	C	C	C	C
(3) Indoor Institutional, General	C	C	P	C	C	P	X
(4) Indoor Institutional, Intensive	X	X	C	X	X	C	X
(5) Outdoor Institutional	C	C	C	C	C	C	X
(6) Public Service or Utility	P	P	P	P	P	P	P
(7) Institutional Residential	X	X	X	C	C	C	X
(8) Community Living Arrangement (1-8)	P	P	X	P	P	P	X
(9) Community Living Arrangement (9-15)	C	C	X	C	P	P	X
(10) Community Living Arrangement (16+)	X	X	X	X	C	P	X
(11) Highway Facility	X	X	X	X	X	X	X

**ZONING**  
**520 Attachment 2**  
**Village of Kronenwetter**

**Figure 520-18: Allowable Uses in Nonresidential and Mixed-Use Zoning Districts**

**Key to Zoning Districts:**

**INT = Institutional**

**B1 = Neighborhood Business**

**B2 = Highway Business**

**B3 = General Business**

**BP = Business Park**

**M1 = Limited Industrial**

**M2 = General Industrial**

<i>P = Permitted Use</i>	<i>C = Conditional Use</i>	<i>T = Temporary Use</i>	<i>X = Prohibited Use</i>				
Land Use Category	Zoning District						
(#) Land Use Type	INT	B1	B2	B3	BP	M1	M2
Institutional and Recreational Land Uses							
(1) Passive Outdoor Public Recreation	P	P	P	P	P	P	P
(2) Active Outdoor Public Recreation	P	C	P	P	P	P	P
(3) Indoor Institutional, General	P	P	P	P	X	C	C
(4) Indoor Institutional, Intensive	P	C	C	P	X	X	X
(5) Outdoor Institutional	P	C	C	C	C	C	C
(6) Public Service or Utility	P	P	P	P	P	P	P
(7) Institutional Residential	P	C	C	C	C	C	C
(8) Community Living Arrangement (1-8)	X	C	X	X	C	X	X
(9) Community Living Arrangement (9-15)	X	C	C	X	C	X	X
(10) Community Living Arrangement (16+)	X	C	C	X	C	X	X
(11) Highway Facility	X	X	X	X	X	X	C