



VILLAGE BOARD MEETING AGENDA

September 14, 2026 at 6:00 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. MOTION TO MOVE AGENDA ITEMS

3. CHAIRPERSON COMMENTS

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. REPORTS FROM STAFF AND VENDORS

- C. Administrator Report
- D. Police Chief's Report

6. CONSENT AGENDA - DISCUSSION AND POSSIBLE ACTION

- E. August 24, 2026 Village Board Meeting Minutes

7. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION

- F. Resolution 2026-012, Wisconsin Pollutant Discharge Elimination System (WPDES) Memorandum of Agreement
- G. William Cywinski, 1900 Lea Road, Kronenwetter, WI, 54455 requests a Zoning Change of 26.7 acres from AR – Agriculture and Residential to RR5 – Rural Residential 5 located at 1904 Lea Road, Kronenwetter, WI 54455. Parcel Identification Number: 145-2707-124-0977. Legal description of the subject property: SEC 12-27-07 NW 1/4 SE 1/4 EX W 200' EX CSM VOL 50 PG 84 (#11796) (DOC #1233005).
- H. Appointment of interim clerk and set interim wage for position.

8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

9. ADJOURNMENT

NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact the clerk's office, 1582 Kronenwetter Drive, WI 54455 (715)-692-1728

Posted: 09/11/2026 Kronenwetter Municipal Center and www.kronenwetter.gov

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



MEMORANDUM

To: Village of Kronenwetter Board
From: James A. Davel
RE: Administrator's Report 8/10/2026 – 8/21/2026

LIST OF ACTIVITIES FOR WEEK OF 31 August – 4 September 2026

Staff Meeting

UC Meeting

Farmers Market

LIST OF ACTIVITIES FOR WEEK OF 7-11 September 2026

Park Committee

Staff Meeting – Additionally have a meeting set for 18 Sep with union reps regarding our staff positions that fall under the union. Have not received the offer yet.

Met with the county administrator discussing the highway shop.

Met with the county clerk and worked out an agreement for assistance getting absentee ballots out.

Tour a facility in Schofield, that is interested in property in TID #1 to expand their production. Village President and Community Development Director also attended.

Fundraiser for Buska Park – FUN RUN! 12 September 10:00 am. Start.

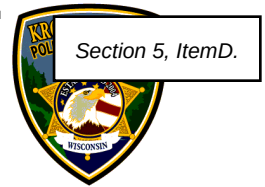
Farmers Market



KRONENWETTER POLICE DEPARTMENT

Office of the Chief of Police

Executive Summary for September 2026 Village Board



TO: VILLAGE BOARD MEMBERS

DEPARTMENT ACTIVITY SUMMARY – In August, we handled 777 total calls for service. Some highlights included the following:

- Three domestic violence calls resulting in arrests or referrals for the following:
 - A referral for charges against both parties involved. Each was referred for battery and disorderly conduct charges.
 - A referral for criminal damage to property and disorderly conduct.
 - An arrest for DC and battery.
- Two subjects arrested for OWI:
 - A traffic stop resulted in third offense OWI, possession of THC, speeding, and a driver's license restriction violation.
 - A traffic stop resulted in OWI third offense and a probation and parole hold.
- Two fraud/ID theft cases. In one case, the victim reported an unauthorized transaction from his business account of over 10k. The other one is a sensitive case that remains under investigation.
- A couple of agency assists, one for the Sheriff's Office and another for Mosinee PD. Our officer assisted a Deputy who was attempting to stop a stolen car on I-39 S/B at Maple Ridge Rd. The offender crashed near the off ramp and his car slowed to a stop a short distance later. The Deputy and our KPD officer took two subjects into custody. We also assisted Mosinee PD with a physically resistive subject who was ultimately taken into custody.
- A pair of theft cases, one of which we were able to recover most of the victim's property. The victim ultimately decided he did not want to pursue a complaint, but the offender was still arrested on an outstanding warrant.
- An open investigation into a sexual assault of a child. These are time intensive investigations where we generally use the services of the Child Advocacy Center so a specially trained child forensic interviewer can speak to the victim.
- Two drug cases, one for a simple THC citation and the other for a custodial arrest of a subject for a felony warrant, possession of meth, possession of schedule 1 and 2 narcotics, possession of drug paraphernalia, and felony bail jumping.

DEPARTMENT PERSONNEL ISSUES & STATUS – From a training perspective, we have a lot going on this month. Officers recently completed the annual handgun qualification course, which is mandated by the DOJ Training and Standards Bureau. We have another block of firearms training this month as well. Officer Guyer is attending the CIB (Crime Information Bureau) conference from 9/9 -- 9/11. She has become our new TIME Agency Coordinator, a role every agency needs to have filled. She serves as our liaison with the WI DOJ Crime Information Bureau and keeps track of officers' training in the TIME system.

The easiest way to think of the TIME system is that it's law enforcement's communication system across the state. Examples of the TIME system include DMV records, wanted persons, criminal histories, etc. Officers must recertify in the TIME system periodically and the TAC officer ensures those are done in a timely manner. We also have Officer Yeeleng Xiong and Officer Wadzinski attending a free DOJ virtual class on Sexual Assault Investigation Best Practices. We've taken advantage of this free training before and it's an excellent class for our officers to attend. In November, we have at least one more officer attending this course.

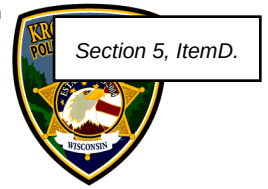
Lastly, we are making plans for the second annual Northland Lutheran High School homecoming parade, which takes place on September 25. We placed an early staffing hold on that date when the 2026 patrol calendar was released, so we will have plenty of help.



KRONENWETTER POLICE DEPARTMENT

Office of the Chief of Police

Executive Summary for September 2026 Village Board



CURRENT GRANTS AND EQUIPMENT STATUS – We recently purchased a used patrol rifle from the Mountain Bay Metro PD for \$800. We are short one rifle and this one came with all the accessories we normally purchase, so we saved at least \$400 versus buying a new one. I had planned to put a new rifle request into the 2027 budget, but I won't need to do that now. These were well taken care of former SWAT rifles, so the timing was good.

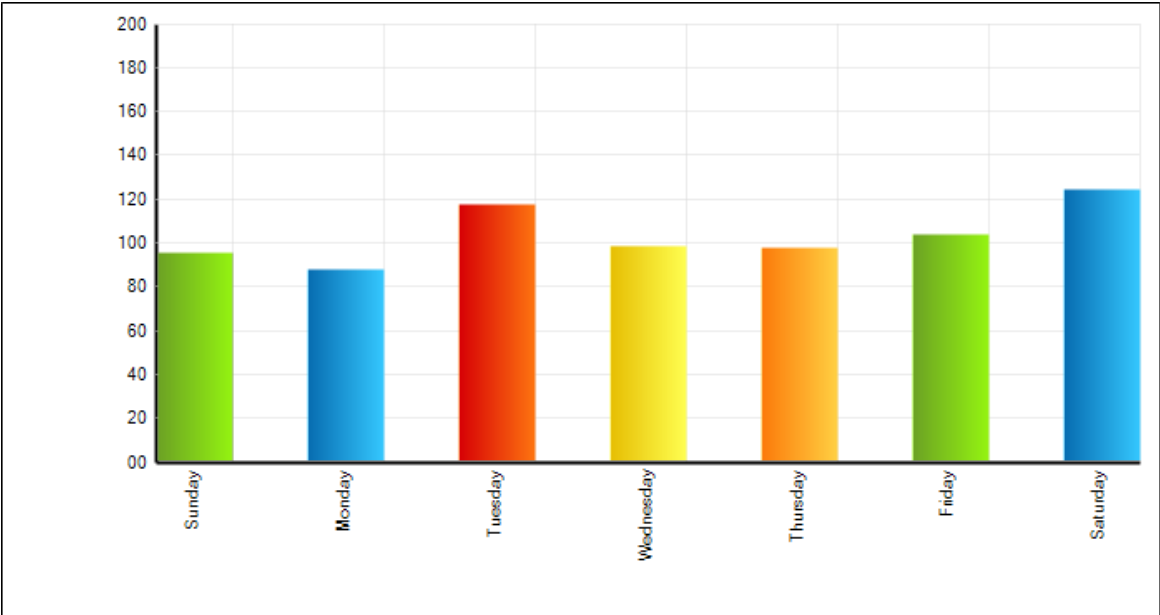
August 2026 Calls for Service Info

EVENTS BY NATURE CODE BY AGENCY

KP	911 HANG UP	14
	ALARMS	3
	ANIMAL COMPLAINT	6
	BUSINESS SECURITY CHECK	48
	CIVIL COMPLAINT	10
	CRIMINAL MISCELLANEOUS	17
	CRIMINAL THEFT	1
	DISABLED VEHICLE	16
	DNR VIOLATION	1
	EXPLOSIVE EVENT	1
	EXTRA PATROL	123
	FAMILY DISTURBANCE	3
	FIELD INTERVIEW	11
	FINGERPRINTING	7
	FOLLOW-UP INVESTIGATION	77
	FRAUD COMPLAINT	1
	JUVENILE ALCOHOL	3
	JUVENILE ATL	2
	JUVENILE DISTURBANCE	4
	LOST AND FOUND	8
	MENTAL SUBJECT	3
	NOISE COMPLAINT	1
	OVERNIGHT PARKING	1
	PARKING MISCELLANEOUS	1
	SCHOOL WALK THROUGH	2
	SERVICE MISCELLANEOUS	98
	SEXUAL ASSAULT	1
	SUSPICIOUS ACTIVITY	15
	TRAFFIC HAZARD	7
	TRAFFIC MISCELLANEOUS	15
	TRAFFIC STOP	155
	VEHICLE LOCKOUT	4
	WARRANT SERVICE	2
	WELFARE CHECK	9
	CAR/DEER VOLUNTARY	1
	DISABLED VEHICLE	1
	HIT & RUN CRASH	2
	TRAFFIC CRASH - INJURY	1
	TRAFFIC CRASH PDO	3
	FIRE ALARM	1
	GRASS FIRE	1
	COMMUNITY RELATIONS ACT	9
	SPECIAL INVESTIGATIONS INFO	1
	TELEPHONE MESSAGE	12
	VACANT HOME CHECK	2
	VEHICLE ATL	5
	MEDICAL EMERGENCY	19

August 2026 Calls for Service Info

Calls by Day of the Week



Agency: KRONENWEITER PD, Date Range: 08/01/2026 00:00:00

Charges	Count
ALLOWING DOGS/CATS TO RUN AT LARGE -	1
DISORDERLY CONDUCT WITH MOTOR	1
DISPLAY UNAUTH. VEH. REGISTRATION	1
EXCEEDING SPEED ZONES, ETC. (1-10 MPH)	5
EXCEEDING SPEED ZONES, ETC. (11-15 MPH)	7
EXCEEDING SPEED ZONES, ETC. (16-19 MPH)	1
EXCEEDING SPEED ZONES, ETC. (20-24 MPH)	1
FAIL/STOP AT STOP SIGN	4
FAIL/YIELD RIGHT/WAY FROM STOP SIGN	1
IID TAMPERING FAIL TO INSTALL/VIOULATE	1
LICENSE RESTRICTION VIOLATION-CLASS D	1
NON-REGISTRATION OF AUTO, ETC	5
OPERATE MOTOR VEH. W/O ADEQUATE	1
OPERATE MOTOR VEHICLE W/O INSURANCE	11
OPERATE MOTOR VEHICLE W/O PROOF OF	1
OPERATE W/O VALID LICENSE	1
OPERATE W/O VALID LICENSE (2ND W/IN 3	1
OPERATING WHILE REVOKED (FORFEITURE	1
OPERATING WHILE REVOKED (REV DUE TO	3
OPERATING WHILE SUSPENDED	6
OPERATING WHILE UNDER THE	2
POSSESSION OF MARIJUANA (LESS THAN 25	1
POSSESSION OF THC	1
RIDE IN VEHICLE W/O WEARING SEAT BELT	2
SPEEDING IN 55 MPH ZONE (30-34 MPH)	1
UNDERAGE DRINKING-POSSESS-14-16	1
UNDERAGE DRINKING-POSSESS-17-20 (2ND)	1
UNREASONABLE AND IMPRUDENT	1
Total:	64



VILLAGE BOARD MEETING MINUTES

August 24, 2026 at 6:00 PM

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

1. CALL MEETING TO ORDER

Village President Dan Joling called the August 24, 2026 Village Board Meeting to order at 6 p.m.

A. Pledge of Allegiance

Those in attendance were invited to stand and recite the Pledge of Allegiance.

B. Roll Call

PRESENT: President Dan Joling, Trustee Aaron Myszka, Trustee Craig Mortensen, Trustee Jessica Stowell, Trustee Dan Lesniak, Trustee Kelly Coyle, Trustee Mary Solheim

STAFF: Administrator James Davel, Public Works Director Greg Ulman, Finance Director John Jacobs, Clerk Jennifer Poyer

2. MOTION TO MOVE AGENDA ITEMS

No agenda items were moved.

3. CHAIRPERSON COMMENTS

President Joling said the board would meet on Thursday at 4:30 p.m.

4. ANNOUNCEMENT OF CLOSED SESSION

President Joling announced there would be closed session later in the meeting.

5. PUBLIC COMMENT

Bernie Kramer, 2156 E. State Hwy. 153, Peplin, WI 54455 – Kramer commented on the closed meetings and switch of trustees leading the meeting during the last Village Board meeting. He commented on the recent report from Jacobs regarding the legal invoices and need for a budget amendment. He said the information leaves a lot of questions for residents and they deserve better.

6. REPORTS FROM STAFF AND VENDORS

C. Administrator Report

Administrator James Davel presented his report and commented on a meeting with the representatives from Associated Appraisal and members of Golden Ponds' HOA. He also commented on public comments and how they are administered throughout the state. He also commented on the number of records requests coming into the Village.

D. Public Works Director Report

Public Works Director Greg Ulman presented his report. He commented on a panel that will be delayed; roadwork being done in the Village; and problems with a Municipal Center generator.

E. Finance Director/Treasurer - 7/31/2026 Financial Statements (Budget Status Report)

Finance Director/Treasurer John Jacobs presented his report. He commented on the revaluation process including the schedule of Associated Appraisal staff members. They will be evaluating over 4,000 parcels in the Village. Jacobs also reviewed the Village expenditures within the general fund. He said he would like to wait to request a budget amendment for the additional attorney fees until later in the year.

F. Update on TID #1 Information from 2026 Equalized Valuation Report - Email Response from Wisconsin Department of Revenue

Finance Director Jacobs gave the board an update on the TID #1 equalized valuation. He shared the information he had received from the WI Department of Revenue. He said there is a reduction in debt payments in TID #1 in the years ahead.

He said Justin Servin, the Village's appraiser, will share more information in April 2027.

7. CONSENT AGENDA - DISCUSSION AND POSSIBLE ACTION

G. August 10, 2026 Village Board Meeting Minutes

H. July 2026 Check Register, ACH Register, and Credit Card Transactions Activity

Motion by Lesniak/Solheim to approve the Consent Agenda as presented. Motion carried by roll call vote. 7:0.

8. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION

I. 2027-2036 Capital Improvements Program (CIP) Budget - 1st Draft as of 7/31/2026

Administrator Davel this item. Finance Director Jacobs walked the board through the summary pages and the necessity of a CIP. Trustee Myszka said the park improvements cannot be funded exclusively by donations. Trustee Lesniak commented on the inclusion of park items that were discussed during the Parks Committee meeting.

J. Green Tree Subdivision Preliminary Plat (PC)

Administrator Davel said Community Development Director Nathan Sandwick could not be at the meeting to discuss this, but he wanted the board to be aware of future action on this item.

Trustee Lesniak gave an update on the project.

9. CLOSED SESSION

Motion by Coyle/Stowell to convene into closed session pursuant to Wis. Stat. 19.85 (1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – to wit negotiating the collective bargaining agreement for the Kronenwetter Professional Police Association Local of the Wisconsin Professional Association Law Enforcement Employee Relation Division. Motion carried by roll call vote. 7:0.

TIME INTO CLOSED SESSION: 7:01 p.m.

PRESENT IN CLOSED SESSION: President Joling, Trustee Myszka, Trustee Mortensen, Trustee Stowell, Trustee Lesniak, Trustee Coyle, Trustee Solheim, Administrator Davel, Finance Director Jacobs

10. RECONVENE OPEN SESSION

Motion by Mortensen/Stowell to reconvene into open session. Motion carried by roll call vote. 7:0.

TIME INTO OPEN SESSION: 7:23 p.m.

11. ACTION AFTER CLOSED SESSION

Motion by Coyle/Lesniak to direct the administrator to continue in the negotiations with the union.

Motion carried by voice vote. 7:0.

12. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

- *Green Tree development*
- *Village Board meeting at 4:30 p.m. on Thursday*

13. ADJOURNMENT

Motion by Mortensen/Myszka to adjourn. Motion carried by voice vote.

Meeting adjourned at 7:25 p.m.



Report to Village Board

Item Name: Resolution 2026-012, Wisconsin Pollutant Discharge Elimination System (WPDES)

Memorandum of Agreement

Meeting Date: September 14, 2026

Referring Body:

Committee Contact:

Staff Contact: Greg Ulman

Report Prepared by: Greg Ulman

AGENDA ITEM: Resolution 2026-012, Wisconsin Pollutant Discharge Elimination System (WPDES) Memorandum of Agreement

OBJECTIVE(S): To pass the resolution.

INFORMATION: The North Central Stormwater Coalition, Marathon County, and the surrounding municipalities are in a stormwater agreement for outreach, education, and reducing/eliminating illegal discharge. This is a no cost agreement to the Village and this continues to give us a good standing with the State of Wisconsin DNR for our MS4 permitting.

RECOMMENDATION: Pass Resolution 2026-012

MEMORANDUM OF AGREEMENT

BETWEEN MARATHON COUNTY, THE CITY OF WAUSAU, THE VILLAGES OF WESTON, KRONENWETTER, ROTHSCILD, AND RIB MOUNTAIN

I. PURPOSE

THIS MEMORANDUM OF AGREEMENT is entered into for the purpose of minimizing discharge of pollutants carried by stormwater runoff and to develop and implement a single information and outreach program for all participating municipalities. The Agreement allows the parties to work together on a program that meets permit requirements of Wis. Admin. Code NR 216.

II. TERM OF AGREEMENT

This Agreement shall run January 1, 2027 to December 31, 2032. The terms of the Agreement may be reviewed and amended if necessary. This Agreement may be terminated by any party on thirty (30) days written notice to the group, subject only to the payment of any obligations due to the group under this Agreement up to the point of said termination.

III. APPLICABILITY

The process defined by this MOA addresses the requirements of Section 402 of the Federal Clean Water Act and the Storm Water Discharge Permit Program under Wis. Admin. Code NR 216. Through the Wisconsin Pollutant Discharge Elimination System (WPDES) permit program, the DNR regulates municipal, industrial, and animal waste operations discharging water to surface or groundwaters.

IV. SUMMARY OF THE PERMIT PARTNERSHIP PROCESS

Each of the participating municipalities and Marathon County will hold a municipal separate storm sewer system (MS4) permit. Marathon County will be responsible for achieving and maintaining compliance of its MS4 eligible facilities within each community.

V. PROGRAM SUMMARY

The program is designed to fulfill the permit requirements 1-9 as defined in of Wis. Admin. Code NR 216.07 as efficiently and effectively as possible through intergovernmental cooperation.

VI. ALLOCATION OF RESPONSIBILITY

For and in consideration of the terms and conditions in this Memorandum of Agreement, Marathon County and the participating municipalities have the following responsibilities:

1. PUBLIC EDUCATION AND OUTREACH

Marathon County will:

- Coordinate the development and updates of the Wausau Urban Area Stormwater Education and Outreach Plan and future plan updates at no cost to the municipalities;
- Coordinate the implementation of the Wausau Urban Area Stormwater Education and Outreach Plan.

The municipalities will:

- Appoint one representative to the Northcentral Wisconsin Stormwater Coalition;
- Contribute towards costs of development, reproduction and distribution of educational materials (each community will contribute an equal share of the cost);
- Make available rooms for public informational meetings as necessary.

2. PUBLIC INVOLVEMENT AND PARTICIPATION

Marathon County will:

- Develop and maintain a stormwater management website at no cost to the municipalities;
- Public notice all meetings of the Northcentral Wisconsin Stormwater Coalition and any public informational meetings hosted by Marathon County.

The municipalities will:

- Public notice all meetings hosted by the municipality;
- Contribute towards costs of public notices, meetings, and other public involvement and participation activities (each community will contribute an equal share of the cost).

3. ILLICIT DISCHARGE DETECTION AND ELIMINATION

Marathon County will:

- Assist the participating municipalities to develop and update as necessary, municipal illicit discharge ordinances in accordance with NR 216;
- Comply with municipal illicit discharge ordinances as they apply to MS4 eligible County facilities;
- Pay actual sampling and field screening costs of outfalls serving county owned facilities;
- Follow appropriate procedures to eliminate illicit discharges as defined by Wisconsin Department of Natural Resources regulations or other sources of non-storm water on MS4 eligible County facilities.

The municipalities will:

- Adopt and update as necessary, a municipal illicit discharge ordinance;
- Conduct field screening analysis for illicit connections and discharges at all municipal and county outfalls within their respective MS4 boundaries;
- Follow the procedures to eliminate illicit discharges as defined by Wisconsin Department of Natural Resources regulations or other sources of non-storm water on municipal facilities.

4. CONSTRUCTION SITE POLLUTION CONTROL

Marathon County will:

- Assist the participating municipalities to develop and update as necessary, municipal construction site erosion control ordinances in accordance with NR 216;
- Comply with municipal construction site erosion control ordinance as they apply to MS4 eligible County facilities as defined in NR 216.

The municipalities will:

- Adopt and update as necessary, a municipal construction site erosion control ordinance.

5. POST-CONSTRUCTION SITE STORM WATER MANAGEMENT

Marathon County will:

- Work with the participating municipalities to develop and update as necessary, post construction storm water management ordinances in accordance with NR 216;
- Comply with municipal post construction storm water management ordinance as they apply to MS4 eligible County facilities as defined in NR 216.

The municipalities will:

- Adopt and update as necessary, a municipal post construction storm water management ordinance.

6. POLLUTION PREVENTION

Marathon County will perform the following tasks on MS4 eligible county owned facilities to the specifications of the individual municipalities in which the facilities exist:

- Install and maintain source area controls and regional best management practices;
- Roadway maintenance including street sweeping and de-icer management;
- Collection and management of leaf and grass clippings;
- Management of county garages, storage areas and other potential sources of pollution;
- Management of the application of lawn and garden fertilizers on county controlled properties in accordance with s. NR 151.13 (1) (b) 3;
- Implement inspection, surveillance and monitoring procedures necessary to determine compliance and noncompliance with municipal permit conditions;
- Conduct an assessment of the actions taken using a pollutant loading analysis model (SLAMM).

The municipalities will perform the following tasks on municipal facilities:

- Install and maintain source area controls and regional best management practices;
- Roadway maintenance including street sweeping and de-icer management;
- Collection and management of leaf and grass clippings;
- Management of municipal garages, storage areas and other municipal sources of pollution;
- Management of the application of lawn and garden fertilizers on municipal controlled properties in accordance with s. NR 151.13 (1) (b) 3;
- Implement inspection, surveillance and monitoring procedures necessary to determine compliance and noncompliance with permit conditions;
- Conduct assessments of the actions taken using a pollutant loading analysis model (SLAMM) on municipal MS4 facilities within their respective MS4 boundaries.

7. STORM SEWER SYSTEM MAP**Marathon County will:**

- Identify and map MS4 eligible county owned facilities and outfalls as defined in NR 216;
- Provide the municipalities with geographical data of county owned MS4 eligible facilities and outfalls.

The municipalities will:

- Identify and map municipal facilities and outfalls;
- Include and identify (label) county owned facilities and outfalls in required storm sewer system map.

8. ANNUAL REPORT**Marathon County will:**

- Coordinate the development of standardized yearly reporting by the municipalities.

The municipalities will:

- Include and identify (label) county owned facilities and outfalls in required yearly reporting.

RESOLUTION NO.: 2026-012

**VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN
A RESOLUTION APPROVING THE Northcentral Wisconsin Stormwater
Coalition Memorandum of Agreement among Marathon County, the
City of Wausau, the Villages of Weston, Kronenwetter, Rothschild and
Rib Mountain**

WHEREAS, The Wisconsin Department of Natural Resources regulates municipal storm sewer systems discharging water to surface or ground waters through the Wisconsin Pollutant Discharge Elimination System (WPDES) permit program, and

WHEREAS, The goal of the WPDES Stormwater Program is to prevent the transportation of pollutants to Wisconsin’s water resources via stormwater runoff, and

WHEREAS, The Village of Kronenwetter owns stormwater facilities that are required to be permitted under the Wisconsin Pollutant Discharge Elimination System (WPDES), and

WHEREAS, The Memorandum of Agreement is among Marathon County; the City of Wausau; the Villages of Kronenwetter, Rothschild, Weston and Rib Mountain, and

WHEREAS, The purpose of the Memorandum of Agreement, which is authorized pursuant to ss.66.0301, Wis. Stats., is to develop and implement a single information and outreach program meeting the requirements of the Wisconsin Administrative Code and to increase awareness of stormwater impacts on waters of the state while avoiding duplication of efforts and saving costs, and

WHEREAS, The Memorandum of Agreement will cooperate to adapt and revise operating procedures and municipal ordinances to comply with the requirements of the WPDES General Permits held by each party to the agreement and any changes made to the Wisconsin Administrative Code;

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Village of Kronenwetter hereby authorizes and executes a Memorandum of Agreement among Marathon County; the City of Wausau; the Villages of Kronenwetter, Rothschild, Weston and Rib Mountain.

VILLAGE BOARD, VILLAGE OF
KRONENWETTER

ATTEST

By: _____

Dan Joling, Village President

By: _____

, Village Clerk

Adopted: September 14, 2026



REPORT TO VILLAGE BOARD

ITEM NAME:	Zoning Change Cywinski 1904 Lea Road
MEETING DATE:	9/14/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE: Request for zoning change from AR – Agricultural and Residential to RR5 – Rural Residential.

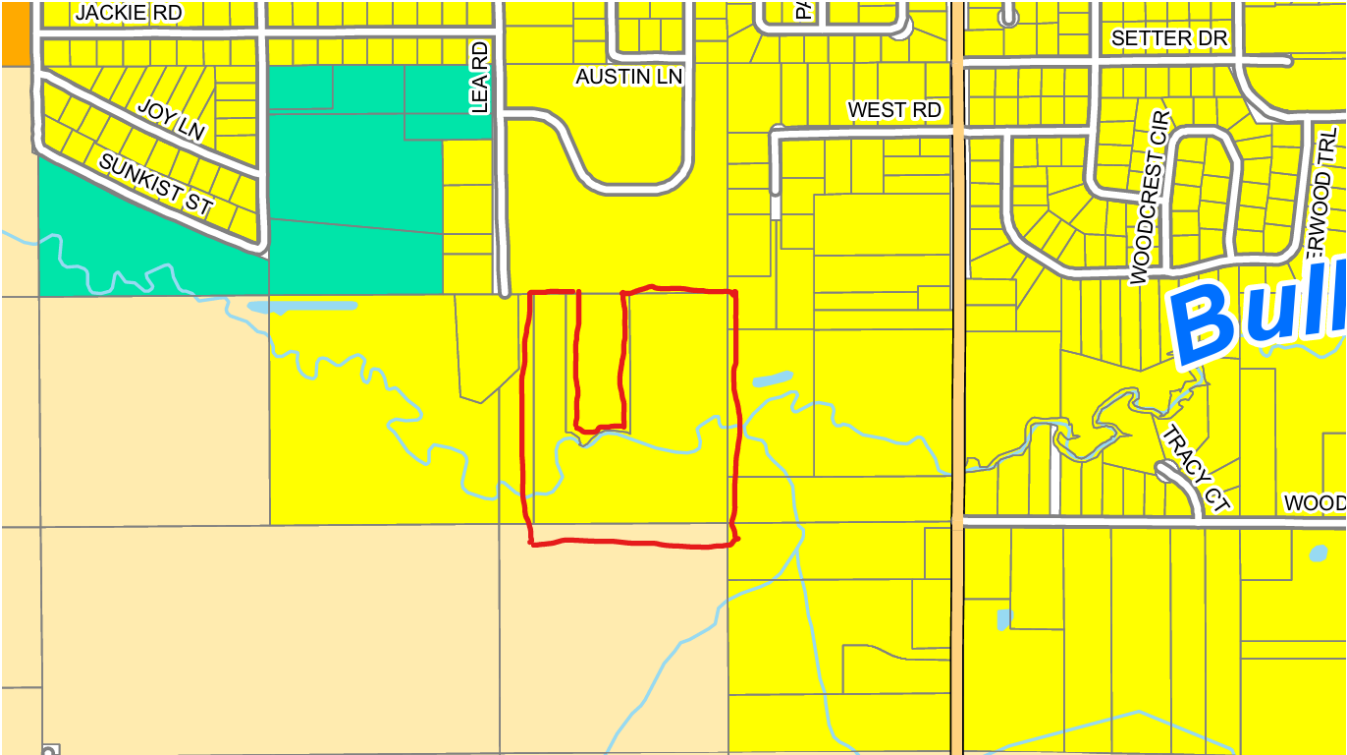
BACKGROUND:
On September 10th, the Plan Commission convened a Public Hearing for the requested zoning change, recommended the requested zoning change to the Village Board for final approval, and approved a concurrent Certified Survey Map (CSM) application contingent upon enactment of this zoning change which is needed for uniformity among parcels included in the CSM.

PROPOSAL:
Applicants request a zoning change from AR – Agricultural and Residential to RR5 – Rural Residential. The site to be rezoned (PIN: 145-2707-124-0977) is a U-shaped parcel (zoned AR) that surrounds the applicant’s residence (zoned RR5) on 3 sides. The requested zoning change is consistent with the Future Land use map that indicates this area residential. Approved contingent upon enactment of the zoning change is a Certified Survey Map (CSM) that would result in two residential lots (~14.432 acres and ~8.359 acres) each with an existing home north of Bull Junior Creek, and an outlot (~10.746 acres) to the south of Bull Junior Creek. The CSM identifies a new easement that more accurately indicates the existing private drive that provides access to each lot.

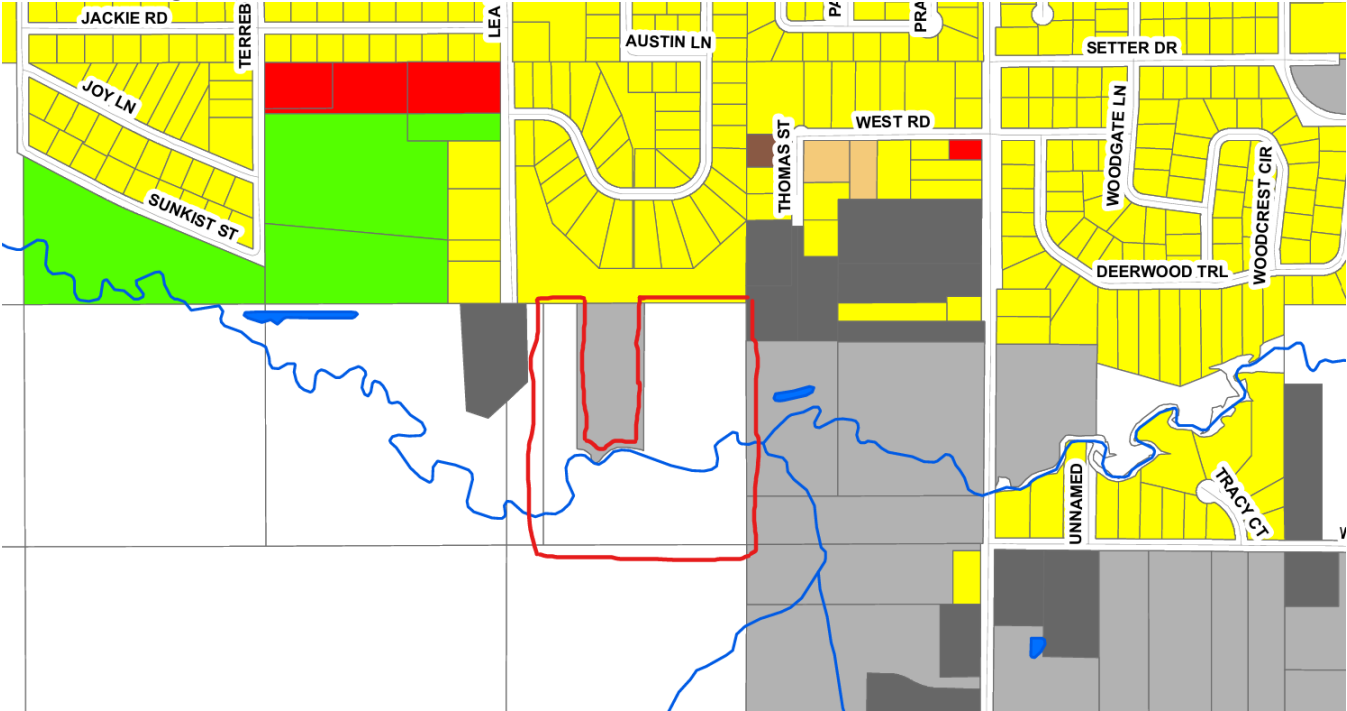
- Summary of findings with respect to criteria (1-6) outlined in § 520-118(G):**
- (1) The proposed rezoning is consistent with the comprehensive plan including the future land use map that indicates residential future land use in this area.
 - (2) This zoning change preserves property values by enabling the applicant to reconfigure lot lines in a way that makes existing lots salable, prevents overcrowding, and clarifies as-is the access to the two existing homes.
 - (3) The stated reason for this zoning change and concurrent CSM is to prepare an inherited lot for sale and widen the lot on which the applicant resides (not to address a current zoning issue, emerging trend, or growth pattern).
 - (4) The proposed rezoning maintains desired consistency of land uses of adjacent parcels zoned AR, SF, RR2 and RR5. This parcel nearly surrounds the applicant’s other parcel which is already zoned RR5.
 - (5) The application is concurrent with a Certified Survey Map approved by the Plan Commission (9/10/2026) contingent upon this zoning change to RR5. The resulting parcels each meet the RR5 minimum lot size of 5 acres as follows. The surveyor’s map properly notes that “Outlot 1” is a substandard lot and cannot be built upon without prior approval of the Village without the prior approval of the appropriate governing bodies.
 - (6) This change would not rezone any land to a multifamily, commercial or industrial zoning district.

RECOMMENDED ACTION(s): Approve the Zoning Change from AR to RR5.

Future Land Use (Residential):



Current Zoning (AR):



Zoning Change Request Application

Application Fee: \$300 Regular Meeting / \$450 Special Meeting



A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4th Tuesday of each month.

Although not required, it is recommended that the applicant attend these meetings.

Applicant Information

1. Applicant Name William Cywinski Phone Number 715-573-2672
Address 1900 Lea Rd, Kronenwetter, WI 54455
Email _____

2. Property Titleholder Name William Cywinski Phone Number 715-573-2672
Address 1900 Lea Rd, Kronenwetter, WI 54455
Email _____

3. Prepared By Company Name Riverside Land Surveying LLC Name Adam J. Budnik
Address 5310 Willow St, Weston, WI 54476
Phone Number 715-241-7500 Email adam@riversidelandsurveying.com

Property Information

4. Property Address 1904 Lea Rd, Kronenwetter, WI 54455

5. Section 12 Township 27N Range 7E 6. Parcel Identification # (PIN) 145-2707-124-0977

7. Legal Description (attach an additional sheet if necessary) See Additional Sheet

8. Current Zoning District AR - Agriculture and Residential 9. Proposed Zoning District RR5 - Rural Residential

10. Parcel Acreage +/-33 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Yes

12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? No

13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? No

Required Attachments

1. Narrative describing the zoning change request with respect to the following matters:
 - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 - b. Does the rezoning further the purpose and intent of this Chapter?
 - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
 - d. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
 - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
 - f. For applications to rezone land to a multi-family, commercial or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

Applicant Acknowledgement

I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

William J. Gyrard
Applicant

7-28-2026
Date

Carl Gyrard By William J. Gyrard P.O.A.
Property Titleholder

7-28-2026
Date

Adam J. Beckner
Prepared By

7/28/2026
Date

FOR OFFICE USE ONLY:

Application Received 7/30/26 Check # 8438

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

The Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 12, Township 27 North, Range 7 East, Town of Kronenwetter (now Village of Kronenwetter), Marathon County, Wisconsin, except the West 200 feet thereof and except the parcel shown on Marathon County Certified Survey Map No. 11796 recorded in the Office of the Register of Deeds for Marathon County, Wisconsin, as Document No. 1233005.



Rezone Request from AR – Agriculture and Residential to RR5- Rural Residential 5

1a. The proposed Rezone is consistent with the Comprehensive Plan and is consistent with the current use of other properties adjoining this parcel and to the East.

1b. We believe this rezone does comply with the intent of this chapter.

1c. The Property is being rezoned to split a +/-33 acre parcel into 2 lots and an Outlot. All being less than 20 acres which the current AR zoning does not allow. The proposed lots will meet the requirements of the RR-5 zoning.

1d. The proposed zoning change to RR5 is consistent with other neighboring Rural Residential zoned parcels adjoining this parcel, to the East and West of this property.

1e. The rezoning meets the requirements of a minimum lot width of 300' and a minimum area of 5.00 acres for RR-5 zoning. Currently there is a 20' Easement for ingress and egress shown on Certified Survey Map Number 11796.

1f. Not Applicable.

2. See Certified Survey Map

VILLAGE OF KRONENWETTER
Marathon County, Wisconsin
An Ordinance Amending the Official Zoning Map of the Village of Kronenwetter
REZONE
ORDINANCE NO.: 26-XX

WHEREAS, the Plan Commission of the Village of Kronenwetter having held a public hearing on the 10th day of September, 2026 pursuant to the required notice and upon the application of the Village of Kronenwetter, to change the zoning of the premises described herein pursuant to Section 520-118 of the General Code of the Village; and

WHEREAS, the Plan Commission following said hearing having submitted its findings and recommendations to the Village Board,

NOW THEREFORE, BE ORDAINED by the Village of Kronenwetter Village Board, as follows:

SECTION 1: The following described property, which is presently zoned AR – Agriculture and Residential shall be rezoned to RR5 – Rural Residential 5. Legal description of this property: SEC 12-27-07 NW 1/4 SE 1/4 EX W 200' EX CSM VOL 50 PG 84 (#11796) (DOC #1233005). Village of Kronenwetter, Marathon County, Wisconsin. Tax Parcel ID Number: 145-2707-124-0977

SECTION 2: The Zoning Administrator shall make the necessary alterations upon the Official Zoning Map of the Village of Kronenwetter to reflect the changes authorized by this ordinance.

SECTION 3: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The Plan Commission and Village Board have reviewed this zoning change request and made a positive finding of the review criteria contained in § 520-118(G).

SECTION 5: This ordinance shall be in full force and effect from and after its adoption.

PASSED and ADOPTED this 14th day of September, 2026

By: _____
Daniel L. Joling, Village President

(SEAL)

ATTEST:

Village Clerk
Noticed to the public on: _____