



# REVISED PLAN COMMISSION MEETING AGENDA

March 16, 2026 at 6:00 PM

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

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**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. PUBLIC HEARING**

- C.** Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476 requests 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).

**3. CLOSE 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- DISCUSSION AND POSSIBLE ACTION**

- D.** 2026 02 16 PC Meeting Minutes

**6. REPORTS AND DISCUSSIONS**

- E.** Community Development Director Report

**7. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION**

- F.** Zoning Change Request (Eau Claire River, LLC)

**8. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION**

- G.** Review the process to reverse Plan Commission decisions

**9. NEXT MEETING: April 20, 2026**

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

**11. 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: 03/16/2026 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



**Village of Kronenwetter**  
Attn: Pete Wegner  
1582 Kronenwetter Drive  
Kronenwetter, WI 54455



**Subject:** Zoning Map Amendment Request  
Eau Claire River, LLC Parcel  
1320 Kowalski Road

**Dear Pete:**

We are submitting the request for a zoning map amendment on behalf of Eau Claire River, LLC for the referenced parcel. Eau Claire River, LLC is requesting the current Business Park (BP) zoning district be amended to a General Industrial (M2) district. Please place this matter for review and approval on the March 16, 2026 Planning Commission meeting agenda and the March 23, 2026 Village Board meeting agenda.

The enclosed materials are provided for your review and circulation:

- Completed/Executed Zoning Change Request Application
- Project Narrative
- Property Map
- Floodplain Map
- Check for \$300 payable to the Village of Kronenwetter

Pending the approval of the zoning map amendment request, our team will submit a Conditional Use request to construct a large pond onsite. The purpose of the large pond is to aid in offsetting the site development costs due to the flood storage reservoir impacts.

We look forward to working with the Village on this important step to bring value to the Village of Kronenwetter through cost effective development.

Sincerely,  
REI Engineering, Inc.

Dan Detert  
Senior Designer

Enclosures

cc. Gary Guernndt, Kurt Suebert, Eau Claire River, LLC, 7306 Zinser St., Weston, WI 54476  
Tom Radenz PLS, Land Planning Services, LLC, 234810 N. 96<sup>th</sup> Ave. Wausau, WI 54401



**RESPONSIVE. EFFICIENT. INNOVATIVE.**

4080 N. 20th Avenue Wausau, WI 54401  
715-675-9784 REIengineering.com

**EAU CLAIRE RIVER, LLC  
1320 KOWALSKI ROAD, KRONENWETTER, WI 54455  
ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. March 16, 2026

**APPLICANT:**

Eau Claire River, LLC  
7306 Zinser St.,  
Weston, WI 54476

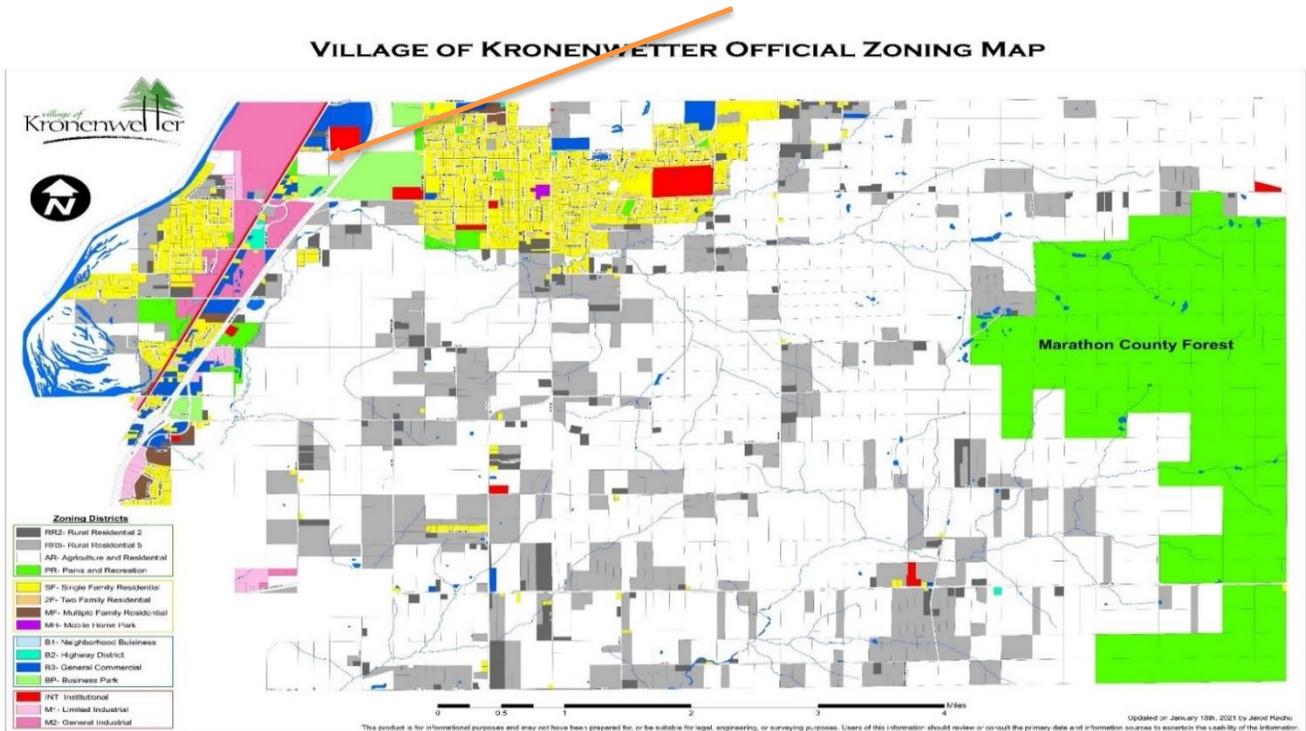
**OWNER:**

Eau Claire River, LLC  
7306 Zinser St.,  
Weston, WI 54476

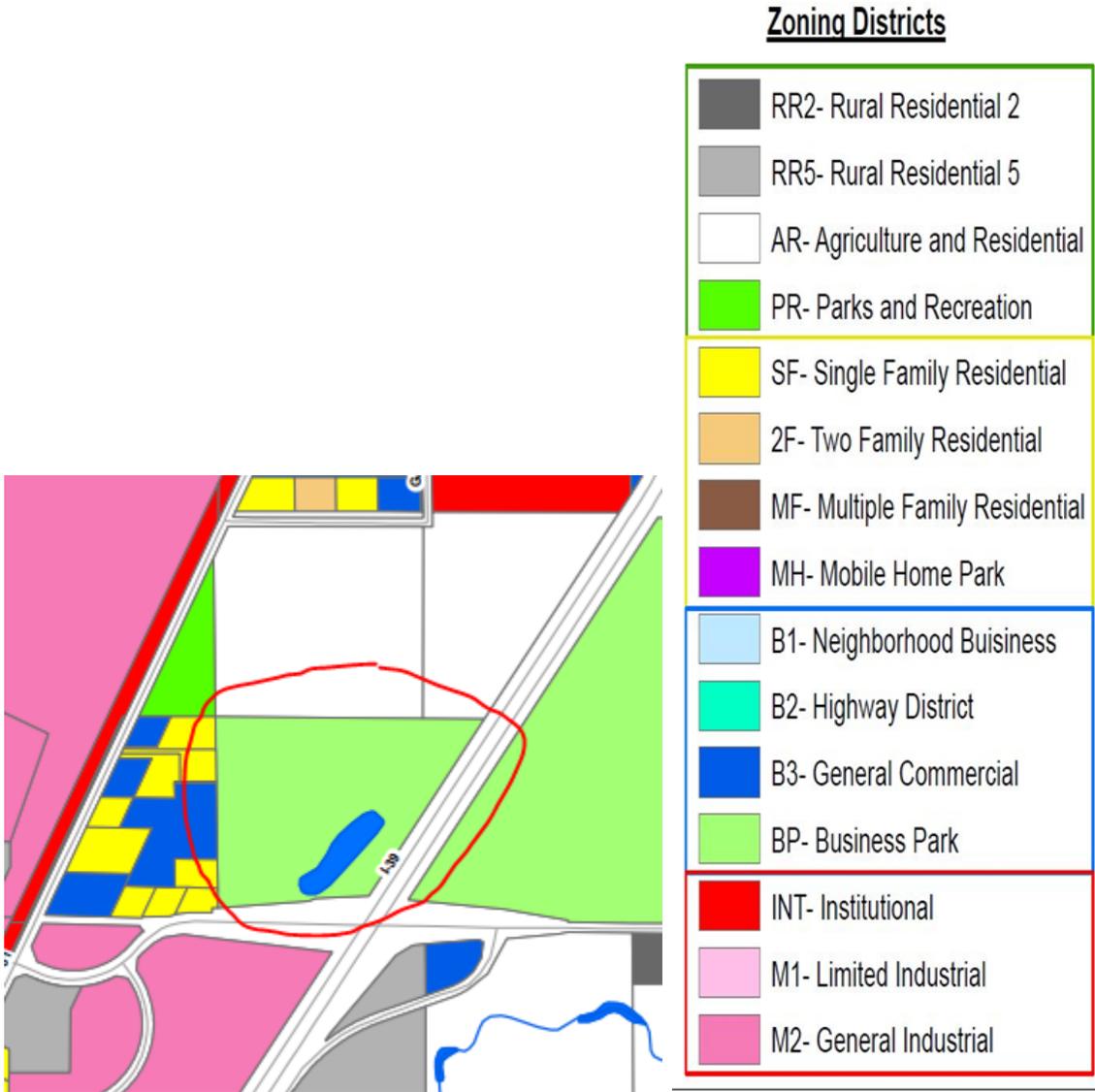
**Prepared By:**

REI Engineering, Inc.  
4080 N. 20<sup>th</sup> Ave.,  
Wausau, WI 54401

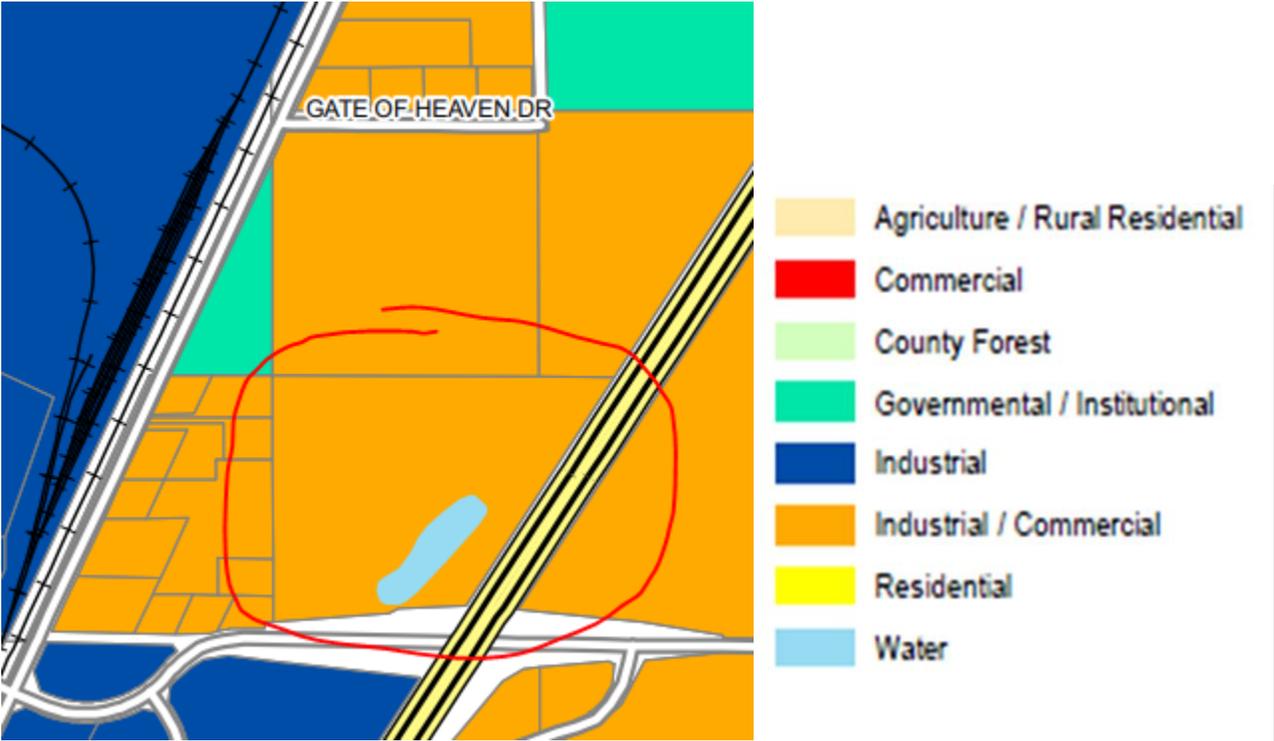
**LOCATION OF REQUEST: 1320 KOWALSKI ROAD, KRONENWETTER, WI 54455**



**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)



**Map 2: Current Zoning**  
(Source Data: Village of Kronenwetter)



**Map 3: Future Land Use Map**  
(Source Data: Village of Kronenwetter)

**Future Land Use Plan**

**Industrial/Commercial:** Area designated for concentrated development in an industrial park (heavy) or business park (light / office) setting.

**Industrial:** Light and heavy industrial development. Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use. A "Heavy Industrial" use may include activity conducted partially or wholly outside of an enclosed building and may be associated with nuisance conditions.

**Commercial:** Lower impact commercial uses such as retail stores, taverns, restaurants, business offices, motels/hotels, offices, telephone/gas company, gas stations.



**Map 4: Aerial Photo**  
(Source Data: Marathon County)

**Legal Description of 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)

**Current Zoning:** BP – Business Park (see Map 2)

**COMPREHENSIVE PLAN FUTURE LAND USE:** Industrial/Commercial (See Map 3)

**LEGAL NOTIFICATION:** A legal advertisement was published in the Wausau Daily Herald on March 2, 2026 and March 9, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on March 2, 2026.

**INTRODUCTION:** Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476 requests a zoning change of 35.58 acres from BP - Business Park to M2 – General Industrial, located at 1320 Kowalski Road, Kronenwetter, WI 54455. The subject property was used for non-metallic mining in the past as witnessed by the large pond located on the east boundary. If the rezone is approved, the proposed use would be increasing the size and shape of the pond through a continued non-metallic mining effort. The material taken from the site to increase the pond size and

shape will be sold to help offset the cost to bring the developable portions of the property to grade above the floodplain elevation. The proposed rezone is consistent with the comprehensive plan and is consistent with current zoning districts in the area. The rezone complies with the intent of this chapter.

**RECOMMENDED MOTION:** Motion to recommend the Village Board approve or deny the Zoning Change Request of Eau Claire River, LLC from BP - Business Park to M2 – General Industrial.

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION:**

*Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:*

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*

- The property is designated on the Future Land Use Map as Industrial/Commercial. The rezone of this parcel to M2- General Industrial would keep the property consistent with the surrounding Industrial and Commercial zoned property. This is consistent with the Comprehensive Plan Goal to guide development to areas already established and well positioned for business. Furthermore, this is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.
- 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is “a guide to the physical, social, and economic development of a local governmental unit” and that “[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.
- Page 121 of the 2019 Comprehensive Plan states the following:

Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- a. Strategically locate new developments in areas to create mutually beneficial relationships among businesses
- b. Encourage growth to occur within the Sewer Service Planning Area
- c. Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations
- d. Work with landowners to protect productive agricultural and forest lands to accommodate property owner desires to the extent possible
- e. Strive to avoid allowing conflicting land uses to be located adjacent to one another
- f. Preserve the most advantageous properties for commercial and industrial uses and direct residential use to other property
- g. Encourage industrial uses in areas with convenient access to arterial roadways
- h. Discourage large and undeveloped residential lots in areas serviced by the public water and sewer infrastructure
- i. Recognize the different expectations residents have living in different areas of the Village and develop ordinances and policies reflective of those property owner expectations
- j. Encourage development that preserves to the extent possible the quality of life that residents enjoy
- k. Strive to maintain a density of no greater than one residential unit per twenty acres of land in the rural areas of the Village
- l. Strive to maintain a density of no greater than one residential unit per one-half acre in the more urban areas of the Village
- m. Seek to be involved with Wisconsin Public Service land use decision making process, particularly those regarding property adjacent to the existing power generation facilities and develop compatible neighboring uses
- n. Encourage projects that cater to the Village’s aging population
- o. Avoid excess regulations that drive up cost for housing, land development, and site development

- Wisconsin Court of Appeals, Lakeland Area Property Owners Association, U.A. v. Oneida County, 2020SAP858

When reviewing an ordinance for consistency with a comprehensive plan, the future land use map and narrative portions of the plan should not be reviewed in isolation, but instead should be understood in relation to each other and in the context of the remainder of the plan.

2. *Does the rezoning further the purpose and intent of this Chapter?*

- There are numerous large parcels directly south of this property zoned M2-General Industrial. By rezoning this property, the property would maintain industrial zoning that would be consistent with the surrounding area. This satisfies the Zoning Ordinance purpose of preserving and enhancing the community appearance. The rezone furthers the purpose of this Chapter and the Comprehensive Plan by making more land available for Industrial Development.

3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*

a. *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.*

b. *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.*

c. *Growth patterns or rates have changed, thereby creating the need for a rezoning.*

- Yes in regards to b. The floodplain maps were recently updated. The property is now located within a flood storage district. Flood Storage District language was recently added to the Village’s Floodplain Ordinance. An area of the property contiguous to lands lying outside the floodplain can be filled to the flood protection elevation if an equal volume of flood storage is created. The future proposed use of a non-metallic mine will add considerable excess storage capacity to the flood storage district.

4. *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?*

- The proposed rezone will be consistent with parcels located directly south. By rezoning this property, the property would maintain conformity with the surrounding area. The property would maintain industrial land uses. The parcel will meet the minimum requirements for land uses within the industrial zoning district. The parcel is well suited for future industrial development.

5. *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.*

- Yes. The parcel meets all minimum requirements.

6. *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?*

- If the rezone is approved, the applicant’s proposed use is non-metallic mining. The applicant is requesting full access to the property through a large break in the existing Kowalski Road median. In addition, they are requesting the Village attain an easement to allow sanitary sewer and water service to the subject parcel from the existing service lines located adjacent to the west property boundary.

# Zoning Change Request Application

Application Fee: \$250 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 3<sup>rd</sup> Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4<sup>th</sup> Tuesday of each month.

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



## Applicant Information

1. Applicant Name Eau Claire River, LLC Phone Number 715-302-0334  
Address 7306 Zinser St., Weston, WI 54476  
Email garyg@pgainc.net

2. Property Titleholder Name Same Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_

3. Prepared By Company Name REI Engineering, Inc. Name Dan Detert  
Address 4080 N. 20th Ave., Wausau, WI 54401  
Phone Number 715-675-9784 Email ddetert@reiengineering.com

## Property Information

4. Property Address 1320 Kowalski Rd., Kronenwetter, WI 54455

5. Section 2 Township 27N Range 7E 6. Parcel Identification # (PIN) 14527070230996

7. Legal Description (attach an additional sheet if necessary) \_\_\_\_\_

8. Current Zoning District BP 9. Proposed Zoning District M2

10. Parcel Acreage 35.58 11. Will the Zoning Change be accompanied by a CSM or Subdivision? No

12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Requested changed from BP to M2 October 2024

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? Site grading for pond construction and site development

**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.

Kevin Seibert  
 Applicant

2/10/2026  
 Date

\_\_\_\_\_  
 Property Titleholder

\_\_\_\_\_  
 Date

Dan Detert  
 Prepared By

2/9/26  
 Date

**FOR OFFICE USE ONLY:**

Application Received \_\_\_\_\_ Check # \_\_\_\_\_

**Plan Commission:**

Meeting Date \_\_\_\_\_ Recommendation: Approved / Denied

**Village Board:**

Meeting Date \_\_\_\_\_ Decision: Approved / Denied

**Project Narrative**  
**Eau Claire River, LLC Zoning Map Amendment**  
**1320 Kowalski Road**

The goal of our efforts is to redevelop the underutilized subject property adding tax base and value to the Village of Kronenwetter. The parcel has remained underutilized for a variety of reasons, primarily access, utility service, and floodplain impacts. We look to overcome those challenges through this effort.

The subject land was formerly held within the Wausau Homes portfolio of properties for many years. During this period we witnessed the redevelopment of Kowalski Road and the installation of sanitary sewer/watermain along the adjacent west property line. The Wausau Homes team was very active in advocating efforts that would support the viable redevelopment of the subject parcel adding valued tax base for the Village of Kronenwetter. Although their teams efforts were valiant, their goals were not attained. These goals included good access to the parcel and utility service to serve the parcel.

We look forward to accomplishing the goals of past owners to improve the property and bring value to TID #1. This goal can be met through the following efforts:

**Village of Kronenwetter Comprehensive Plan**

- The subject parcel land use depicted on the Future Land Use Map identifies Industrial/Commercial land uses
- **The requested rezone effort is consistent with the Comprehensive Plan**

**Industrial Tax Increment District #1**

- The subject parcel is in TID #1
- TID #1 is an Industrial Tax Increment District catering to industrial development
- Currently, less than 50% of TID #1 is zoned within an Industrial District
- TID #1 has been classified as a Severely Distressed Tax Increment District, adding 20 years of time to recover costs to 2044
- **Rezoning the subject parcel to Industrial helps meet the TID goals**

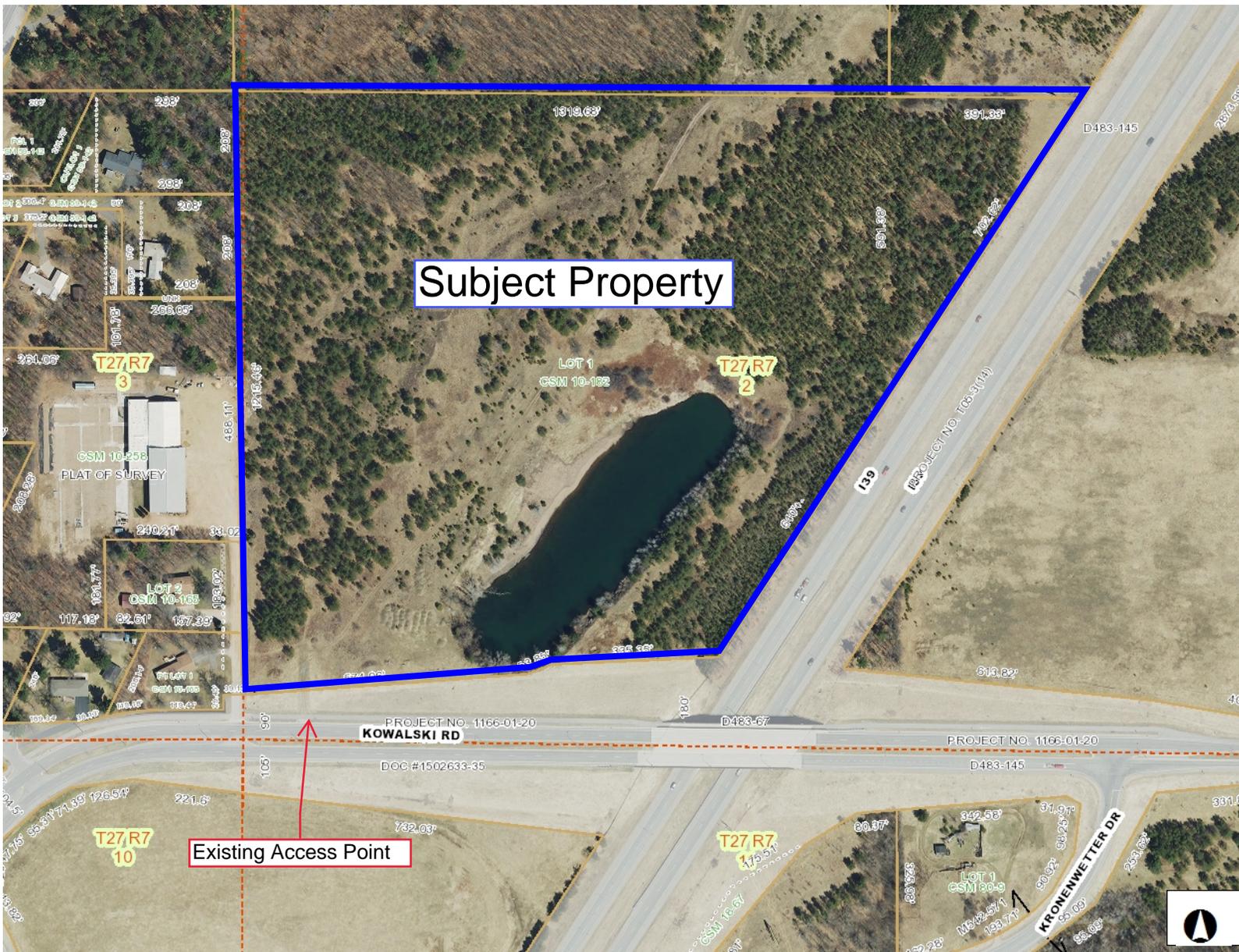
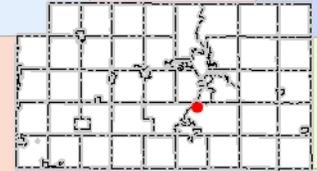
**Floodplain Storage District Reservoir 2**

- The subject parcel is largely consumed by the Bull Junior Creek Flood Storage District Reservoir #2 having a floodplain elevation of 1173.5
- The Village of Kronenwetter Flood Protection Elevation as found in code Chapter 520, Section 10.0, 34 requires floor elevations be constructed 2.0-feet above the floodplain elevation
- The cost to raise the subject site 1 – 7 feet needs to be offset to make the site marketable
- **Proposed efforts to increase the existing pond through the non-metallic mining effort will add considerable excess flood storage capacity to the flood storage district and generate revenue to offset the development costs. The excess storage capacity will likely mitigate the remaining flood storage capacity needed for Reservoir #2 on all adjacent lands.**

**Non-Metallic Mining**

- The subject property was used for non-metallic mining in the past as witnessed by the large pond located on the east boundary.
- We look forward to making the existing pond an amenity opposed to a liability by increasing the size and shape of the pond through a continued non-metallic mining effort.
- The existing onsite excavation will be deepened and enlarged. Stormwater drainage will be directed into the excavation with silt fence/grassed berms around the perimeter of the excavation. The existing trees will remain in place along I-39. Stockpiles of materials will be placed within the excavation limits except for building pad/infrastructure construction when appropriate.
- **The material taken from the site to increase the pond size and shape will be sold to help offset the cost to bring the developable portions of the property to grade above the floodplain elevation**

Our team looks forward to working closely with the Village of Kronenwetter and other regulatory agencies to make this redevelopment effort a success story we can all be proud of.



**Subject Property**

**Existing Access Point**

### Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

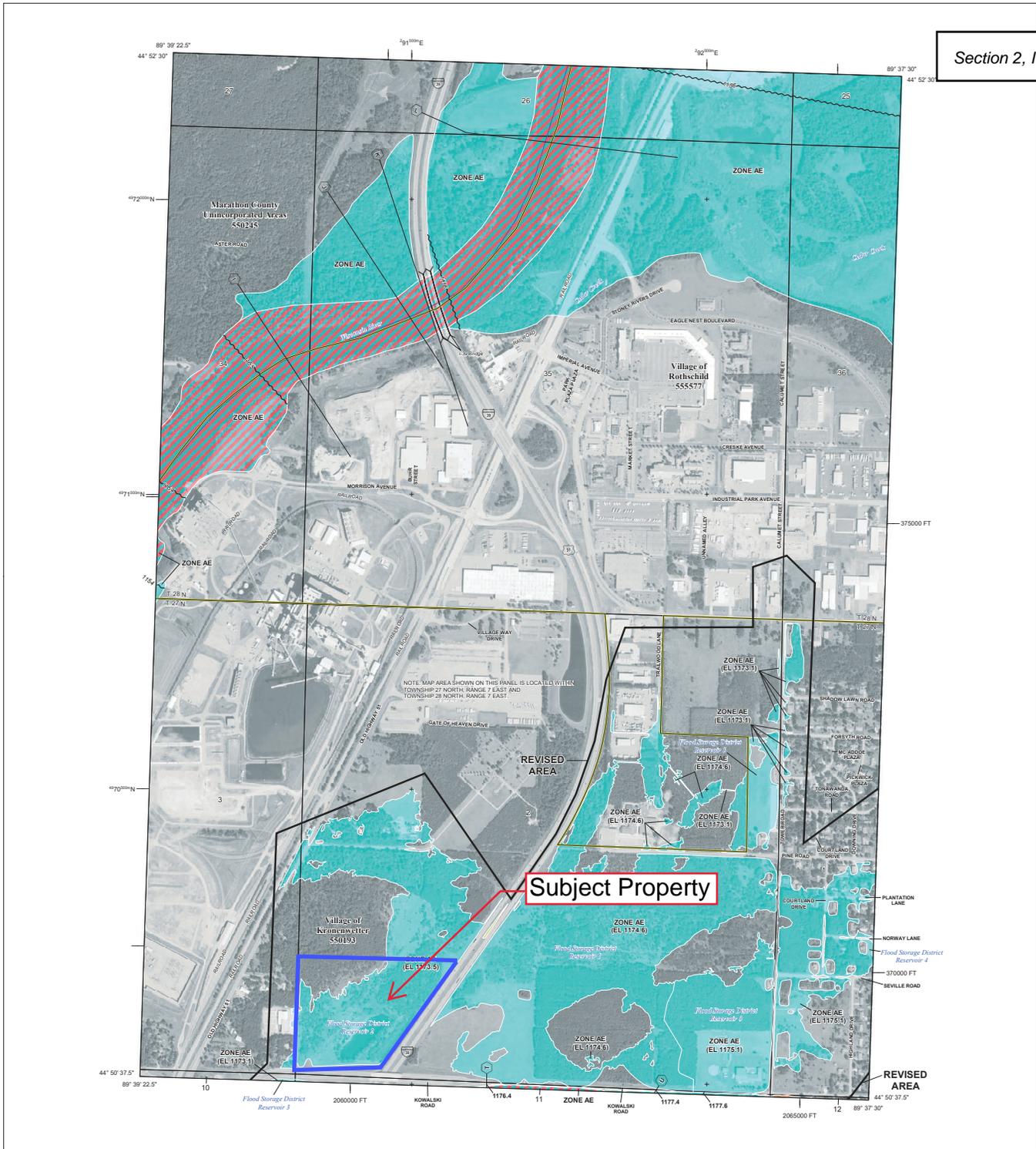
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**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, AG
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X
- Area with Flood Risk due to Levee Zone D
- NO SCREEN Areas of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

**OTHER AREAS OF FLOOD HAZARD**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM) available products associated with this FIRM including flood insurance, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-362-6271) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Editions of Map Change, Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

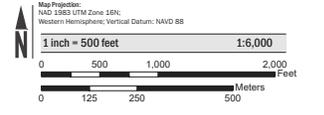
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRB index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

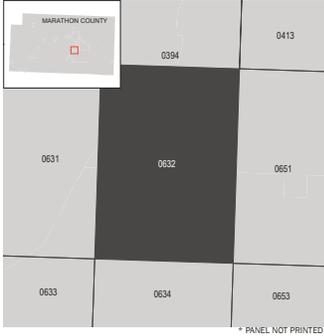
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-6628.

Base map information shown on this FIRM was provided by Marathon County Conservation, Planning and Zoning Department. The information was derived from digital orthorectification taken in the spring of 2005 and compiled to meet 1" = 200' scale National Map Accuracy Standards.

**SCALE**



**PANEL LOCATOR**



**FEMA National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP**

MARATHON COUNTY, WISCONSIN  
and Incorporated Areas  
PANEL 632 of 1000

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KRONENWETTER, VILLAGE OF	550193	0632	F
MARATHON COUNTY	550245	0632	F
ROTHSCHILD, VILLAGE OF	555577	0632	F

REVISED TO REFLECT LOMR EFFECTIVE: January 13, 2023

VERSION NUMBER 2.1.3.0  
MAP NUMBER 550730632F  
EFFECTIVE DATE JULY 22, 2010



# PLAN COMMISSION MEETING MINUTES

February 16, 2026 at 6:00 PM

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

**1. CALL MEETING TO ORDER**

@6PM

- A. Pledge of Allegiance
- B. Roll Call
  - PRESENT
  - Dick Kvapil
  - Bruce Sinkula
  - Chair Dan Lesniak
  - Rick Grundman
  - Ken Charneski
  - ABSENT
  - Tony Stange

**2. ANNOUNCEMENT OF PUBLIC HEARING**

@6:02PM

- C. **CONDITIONAL USE PERMIT (Jesse Hintz):** 160711 County Rd C, Mosinee, WI 54455 requests a Conditional Use Permit for a Residential Business (Copper Wire Recovery) at 1589 Kowalski Road, Kronenwetter, WI 54455.  
Peter Wegner gave overview of request. Copper wire recovery, no heat used to remove casing. All activities will be done inside an insulated building.
- D. **ZONING CHANGE REQUEST (Rad Pandit):** APG NWI LLC, 5772 New Castle Lane, Bettendorf, IA 52722 requests a Zoning Change of 4.392 acres from B3 – General Commercial to MF – Multiple Family Residential located at County Road X (no address), Kronenwetter, WI 54455. Parcel Identification Number: 145-2708-062-0983. Legal description of the subject property: SEC 06-27-08 PT OF S 1/2 NW FRL 1/4 - LOT 2 CSM VOL 83 PG 58 (#17401) (DOC# 1714094).

**3. CLOSE PUBLIC HEARING**

Bernie Kramer.

**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- DISCUSSION AND POSSIBLE ACTION**

- E. 2025 12 15 Plan Commission Meeting Minutes
  - Motion made by Grundman, Seconded by Sinkula to approve the 12-15-2025 Meeting minutes
  - Voting Yea: Kvapil, Sinkula, Chair Lesniak, Grundman, Charneski by voice vote.

**6. REPORTS AND DISCUSSIONS**

F. Community Development/Planning and Zoning Director Report.  
Peter Wegner gave overview.

**7. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION**

- G. Conditional Use Permit (Jesse Hintz)  
Motion made by Charneski, Seconded by Sinkula to approve the conditional use permit as proposed in the application.  
Voting Yea: Kvapil, Sinkula, Chair Lesniak, Grundman, Charneski by roll call
- H. Zoning Change Request (Rad Pandit)  
Criteria have not been met for approval. Applicant was not present.  
Motion to recommend to the VB to deny the zoning change request. Request does not meet the Criterial from the report.  
Motion made by Charneski, Seconded by Kvapil.  
Voting Yea: Kvapil, Sinkula, Chair Lesniak, Grundman, Charneski
- I. Site Plan Premier Property Development  
No Action-Waiting on the applicant to give Peter Wegner the landscaping plan.  
Motion made by Kvapil, Seconded by Sinkula to postpose action until next meeting  
Voting Yea: Kvapil, Sinkula, Chair Lesniak, Grundman, Charneski
- J. Review the process to Reverse Plan Commission Decisions.  
No action - Add to the March meeting agenda.
- K. Marathon County 2026 Comprehensive Plan: Public Hearing Notification  
No Action, informational only

**8. NEXT MEETING: MARCH 16, 2026**

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

Solar and Wind. Data Centers

**10. ADJOURNMENT**

@7:21PM  
Motion made by Charneski, Seconded by Kvapil.  
Voting Yea: Kvapil, Sinkula, Chair 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: 02/13/2026 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**

Minutes prepared by \_\_\_\_\_

## Community Development/Planning and Zoning Director Report

March 16, 2026

Peter S. Wegner, Community Development/Planning and Zoning Director

- Correspondence with REI regarding Zone A floodplain mapping removal request.
- Village Board Decision to reverse the Plan Commission denial of Milestone Materials, Junior Ridge Nonmetallic Mining Conditional Use Permit.
- Meeting with Village Administrator, Village President, Village Trustee, Developer and Engineer regarding proposed development in TID #1 and on FAA property.
- Research § 520-23. - Commercial land use types. § 520-26. - Industrial land use types. A. Light industrial. As it relates to activities beyond a residential business within a SF-Single Family Residential Zoning District.
- Review Draft Proposed Distribution Center Development Agreement.
- Correspondence with Marathon County regarding proposed Highway Shop Facility.
- Meeting with Village Resident regarding Home Occupation and Residential Business options.
- Correspondence with Marathon County Highway Commissioner regarding upcoming Developments.
- Complaints and Correspondence.
- Research § 520-13 – Nonconforming uses and 893.93(2) STATUTES OF LIMITATION; ACTIONS BY THE STATE, STATUTORY LIABILITY AND MISCELLANEOUS ACTIONS.
- Correspondence with DNR regarding Floodplain Study to revise flood map. Unnamed Zone A Tributary west of Hwy 51/Railroad.
- Open records request regarding Historical Zoning Code and Maps.
- Correspondence with REI and Ruedebusch Development regarding Distribution Center.
- Research Chapter 391 – Official Maps and Village of Kronenwetter Official Map of the Kowalski Interchange Focus Area.
- Meeting with Village President, Public Works Director and Water Lead regarding Chapter 508 - WATER AND SEWERS.
- Meeting with Contractor regarding Permit to Excavate, Fill or Place Objects in Public Right-of-Way Applications.
- Review § 520-20 Residential land use types. E. Mixed-use dwelling unit. (2) Performance standards. Proposed development options on Tax Parcel ID Number: 145-2708-062-0983.
- Correspondence with Attorney regarding Eau Claire River LLC, rezone.
- Meeting with Realtor and potential buyer regarding Tax Parcel ID Number: 145-2708-174-0993 on Creek Road.
- Preliminary Discussions with Developer regarding § 460-49. - Required dedication for park purpose and § 460-50. - Procedure for determining dedication.
- Attended Department of Safety and Professional Services (DSPS) Continuing Education Sessions.
- Correspondence with Developer regarding SF – Single Family Residential home construction within the Village.



February

Village of Kronenwetter
Attn: Pete Wegner
1582 Kronenwetter Drive
Kronenwetter, WI 54455



Subject: Zoning Map Amendment Request
Eau Claire River, LLC Parcel
1320 Kowalski Road

Dear Pete:

We are submitting the request for a zoning map amendment on behalf of Eau Claire River, LLC for the referenced parcel. Eau Claire River, LLC is requesting the current Business Park (BP) zoning district be amended to a General Industrial (M2) district. Please place this matter for review and approval on the March 16, 2026 Planning Commission meeting agenda and the March 23, 2026 Village Board meeting agenda.

The enclosed materials are provided for your review and circulation:

- Completed/Executed Zoning Change Request Application
- Project Narrative
- Property Map
- Floodplain Map
- Check for \$300 payable to the Village of Kronenwetter

Pending the approval of the zoning map amendment request, our team will submit a Conditional Use request to construct a large pond onsite. The purpose of the large pond is to aid in offsetting the site development costs due to the flood storage reservoir impacts.

We look forward to working with the Village on this important step to bring value to the Village of Kronenwetter through cost effective development.

Sincerely,
REI Engineering, Inc.

[Handwritten signature]

Dan Detert
Senior Designer

Enclosures

cc. Gary Guernndt, Kurt Suebert, Eau Claire River, LLC, 7306 Zinser St., Weston, WI 54476
Tom Radenz PLS, Land Planning Services, LLC, 234810 N. 96th Ave. Wausau, WI 54401



RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

**EAU CLAIRE RIVER, LLC  
1320 KOWALSKI ROAD, KRONENWETTER, WI 54455  
ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. March 16, 2026

**APPLICANT:**

Eau Claire River, LLC  
7306 Zinser St.,  
Weston, WI 54476

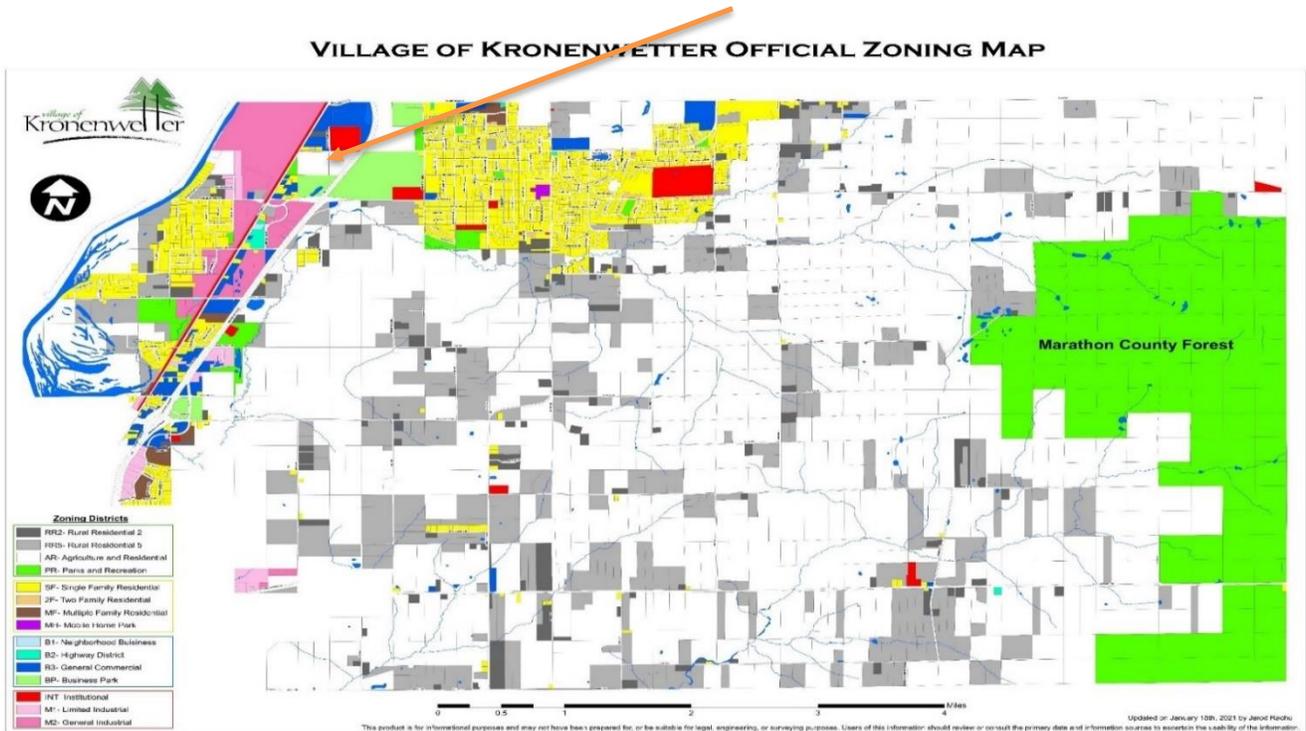
**OWNER:**

Eau Claire River, LLC  
7306 Zinser St.,  
Weston, WI 54476

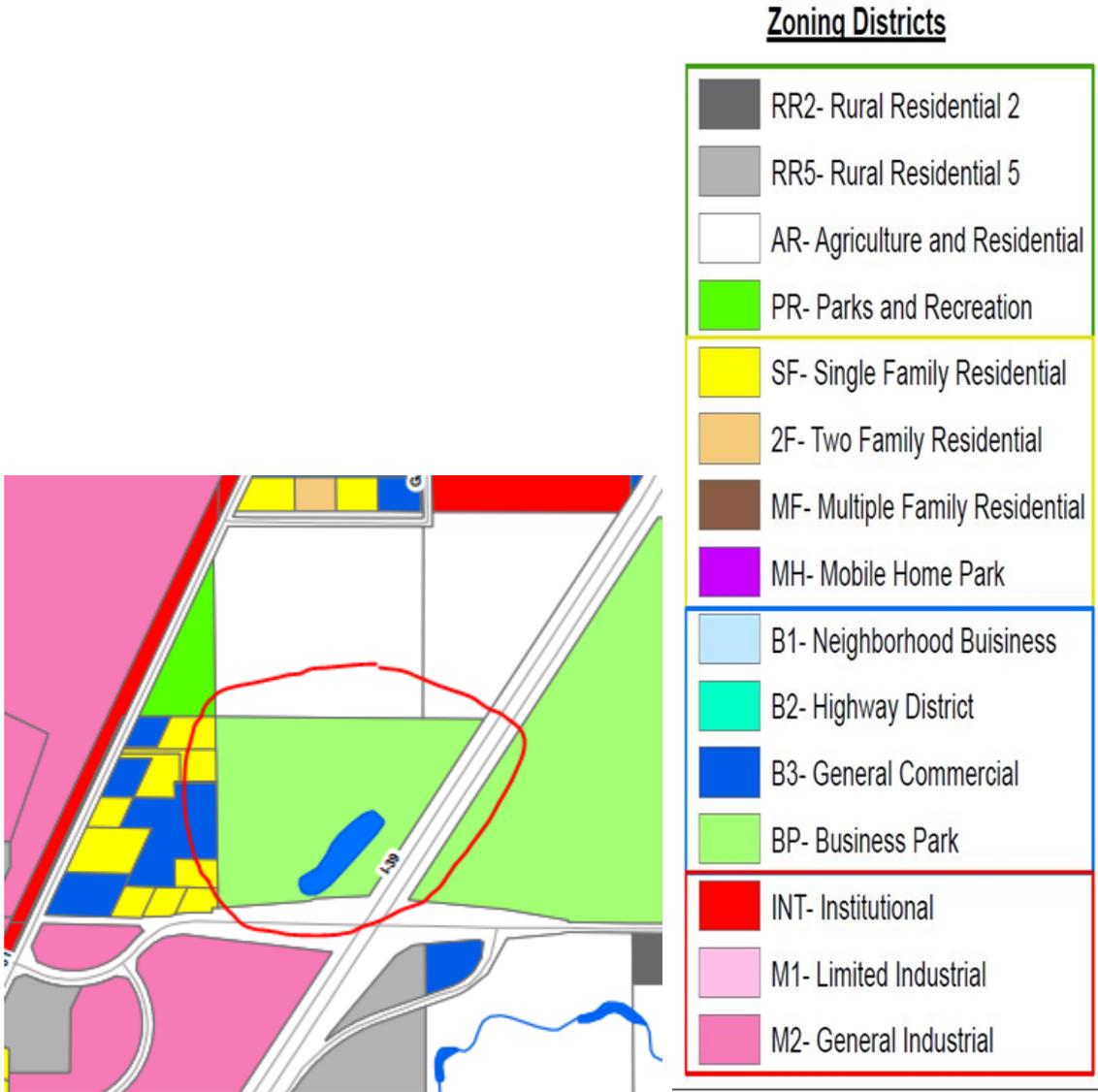
**Prepared By:**

REI Engineering, Inc.  
4080 N. 20<sup>th</sup> Ave.,  
Wausau, WI 54401

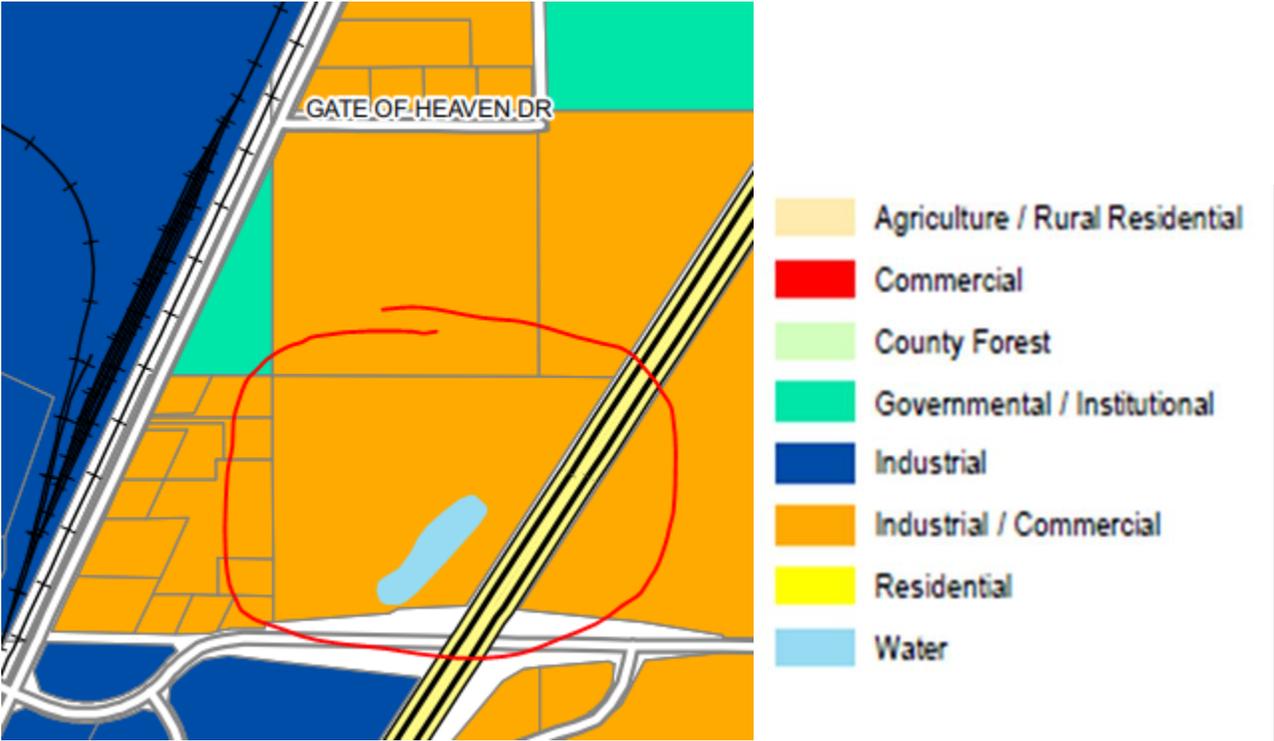
**LOCATION OF REQUEST: 1320 KOWALSKI ROAD, KRONENWETTER, WI 54455**



**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)



**Map 2: Current Zoning**  
(Source Data: Village of Kronenwetter)



**Map 3: Future Land Use Map**  
(Source Data: Village of Kronenwetter)

**Future Land Use Plan**

**Industrial/Commercial:** Area designated for concentrated development in an industrial park (heavy) or business park (light / office) setting.

**Industrial:** Light and heavy industrial development. Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use. A "Heavy Industrial" use may include activity conducted partially or wholly outside of an enclosed building and may be associated with nuisance conditions.

**Commercial:** Lower impact commercial uses such as retail stores, taverns, restaurants, business offices, motels/hotels, offices, telephone/gas company, gas stations.



**Map 4: Aerial Photo**  
(Source Data: Marathon County)

**Legal Description of 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)

**Current Zoning:** BP – Business Park (see Map 2)

**COMPREHENSIVE PLAN FUTURE LAND USE:** Industrial/Commercial (See Map 3)

**LEGAL NOTIFICATION:** A legal advertisement was published in the Wausau Daily Herald on March 2, 2026 and March 9, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on March 2, 2026.

**INTRODUCTION:** Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476 requests a zoning change of 35.58 acres from BP - Business Park to M2 – General Industrial, located at 1320 Kowalski Road, Kronenwetter, WI 54455. The subject property was used for non-metallic mining in the past as witnessed by the large pond located on the east boundary. If the rezone is approved, the proposed use would be increasing the size and shape of the pond through a continued non-metallic mining effort. The material taken from the site to increase the pond size and

shape will be sold to help offset the cost to bring the developable portions of the property to grade above the floodplain elevation. The proposed rezone is consistent with the comprehensive plan and is consistent with current zoning districts in the area. The rezone complies with the intent of this chapter.

**RECOMMENDED MOTION:** Motion to recommend the Village Board approve or deny the Zoning Change Request of Eau Claire River, LLC from BP - Business Park to M2 – General Industrial.

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION:**

*Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:*

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
  - The property is designated on the Future Land Use Map as Industrial/Commercial. The rezone of this parcel to M2- General Industrial would keep the property consistent with the surrounding Industrial and Commercial zoned property. This is consistent with the Comprehensive Plan Goal to guide development to areas already established and well positioned for business. Furthermore, this is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.
  - 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is “a guide to the physical, social, and economic development of a local governmental unit” and that “[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.
  - Page 121 of the 2019 Comprehensive Plan states the following:

Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- a. Strategically locate new developments in areas to create mutually beneficial relationships among businesses
- b. Encourage growth to occur within the Sewer Service Planning Area
- c. Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations
- d. Work with landowners to protect productive agricultural and forest lands to accommodate property owner desires to the extent possible
- e. Strive to avoid allowing conflicting land uses to be located adjacent to one another
- f. Preserve the most advantageous properties for commercial and industrial uses and direct residential use to other property
- g. Encourage industrial uses in areas with convenient access to arterial roadways
- h. Discourage large and undeveloped residential lots in areas serviced by the public water and sewer infrastructure
- i. Recognize the different expectations residents have living in different areas of the Village and develop ordinances and policies reflective of those property owner expectations
- j. Encourage development that preserves to the extent possible the quality of life that residents enjoy
- k. Strive to maintain a density of no greater than one residential unit per twenty acres of land in the rural areas of the Village
- l. Strive to maintain a density of no greater than one residential unit per one-half acre in the more urban areas of the Village
- m. Seek to be involved with Wisconsin Public Service land use decision making process, particularly those regarding property adjacent to the existing power generation facilities and develop compatible neighboring uses
- n. Encourage projects that cater to the Village's aging population
- o. Avoid excess regulations that drive up cost for housing, land development, and site development

- Wisconsin Court of Appeals, Lakeland Area Property Owners Association, U.A. v. Oneida County, 2020SAP858

When reviewing an ordinance for consistency with a comprehensive plan, the future land use map and narrative portions of the plan should not be reviewed in isolation, but instead should be understood in relation to each other and in the context of the remainder of the plan.

2. *Does the rezoning further the purpose and intent of this Chapter?*

- There are numerous large parcels directly south of this property zoned M2-General Industrial. By rezoning this property, the property would maintain industrial zoning that would be consistent with the surrounding area. This satisfies the Zoning Ordinance purpose of preserving and enhancing the community appearance. The rezone furthers the purpose of this Chapter and the Comprehensive Plan by making more land available for Industrial Development.

3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*

a. *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.*

b. *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.*

c. *Growth patterns or rates have changed, thereby creating the need for a rezoning.*

- Yes in regards to b. The floodplain maps were recently updated. The property is now located within a flood storage district. Flood Storage District language was recently added to the Village's Floodplain Ordinance. An area of the property contiguous to lands lying outside the floodplain can be filled to the flood protection elevation if an equal volume of flood storage is created. The future proposed use of a non-metallic mine will add considerable excess storage capacity to the flood storage district.

4. *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?*

- The proposed rezone will be consistent with parcels located directly south. By rezoning this property, the property would maintain conformity with the surrounding area. The property would maintain industrial land uses. The parcel will meet the minimum requirements for land uses within the industrial zoning district. The parcel is well suited for future industrial development.

5. *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.*

- Yes. The parcel meets all minimum requirements.

6. *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?*

- If the rezone is approved, the applicant's proposed use is non-metallic mining. The applicant is requesting full access to the property through a large break in the existing Kowalski Road median. In addition, they are requesting the Village attain an easement to allow sanitary sewer and water service to the subject parcel from the existing service lines located adjacent to the west property boundary.

# Zoning Change Request Application

Application Fee: \$250 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 3<sup>rd</sup> Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4<sup>th</sup> Tuesday of each month.

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



Section 7, Item F.

1582 Kronenwetter Drive  
Kronenwetter, WI 54455  
715-693-4200  
www.kronenwetter.org

## Applicant Information

1. Applicant Name Eau Claire River, LLC Phone Number 715-302-0334  
Address 7306 Zinser St., Weston, WI 54476  
Email garyg@pgainc.net

2. Property Titleholder Name Same Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_

3. Prepared By Company Name REI Engineering, Inc. Name Dan Detert  
Address 4080 N. 20th Ave., Wausau, WI 54401  
Phone Number 715-675-9784 Email ddetert@reiengineering.com

## Property Information

4. Property Address 1320 Kowalski Rd., Kronenwetter, WI 54455

5. Section 2 Township 27N Range 7E 6. Parcel Identification # (PIN) 14527070230996

7. Legal Description (attach an additional sheet if necessary) \_\_\_\_\_

8. Current Zoning District BP 9. Proposed Zoning District M2

10. Parcel Acreage 35.58 11. Will the Zoning Change be accompanied by a CSM or Subdivision? No

12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Requested changed from BP to M2 October 2024

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? Site grading for pond construction and site development

**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.

Kevin Seibert  
 Applicant

2/10/2026  
 Date

\_\_\_\_\_  
 Property Titleholder

\_\_\_\_\_  
 Date

Dan Detert  
 Prepared By

2/9/26  
 Date

**FOR OFFICE USE ONLY:**

Application Received \_\_\_\_\_ Check # \_\_\_\_\_

**Plan Commission:**

Meeting Date \_\_\_\_\_ Recommendation: Approved / Denied

**Village Board:**

Meeting Date \_\_\_\_\_ Decision: Approved / Denied

**Project Narrative**  
**Eau Claire River, LLC Zoning Map Amendment**  
**1320 Kowalski Road**

The goal of our efforts is to redevelop the underutilized subject property adding tax base and value to the Village of Kronenwetter. The parcel has remained underutilized for a variety of reasons, primarily access, utility service, and floodplain impacts. We look to overcome those challenges through this effort.

The subject land was formerly held within the Wausau Homes portfolio of properties for many years. During this period we witnessed the redevelopment of Kowalski Road and the installation of sanitary sewer/watermain along the adjacent west property line. The Wausau Homes team was very active in advocating efforts that would support the viable redevelopment of the subject parcel adding valued tax base for the Village of Kronenwetter. Although their teams efforts were valiant, their goals were not attained. These goals included good access to the parcel and utility service to serve the parcel.

We look forward to accomplishing the goals of past owners to improve the property and bring value to TID #1. This goal can be met through the following efforts:

**Village of Kronenwetter Comprehensive Plan**

- The subject parcel land use depicted on the Future Land Use Map identifies Industrial/Commercial land uses
- **The requested rezone effort is consistent with the Comprehensive Plan**

**Industrial Tax Increment District #1**

- The subject parcel is in TID #1
- TID #1 is an Industrial Tax Increment District catering to industrial development
- Currently, less than 50% of TID #1 is zoned within an Industrial District
- TID #1 has been classified as a Severely Distressed Tax Increment District, adding 20 years of time to recover costs to 2044
- **Rezoning the subject parcel to Industrial helps meet the TID goals**

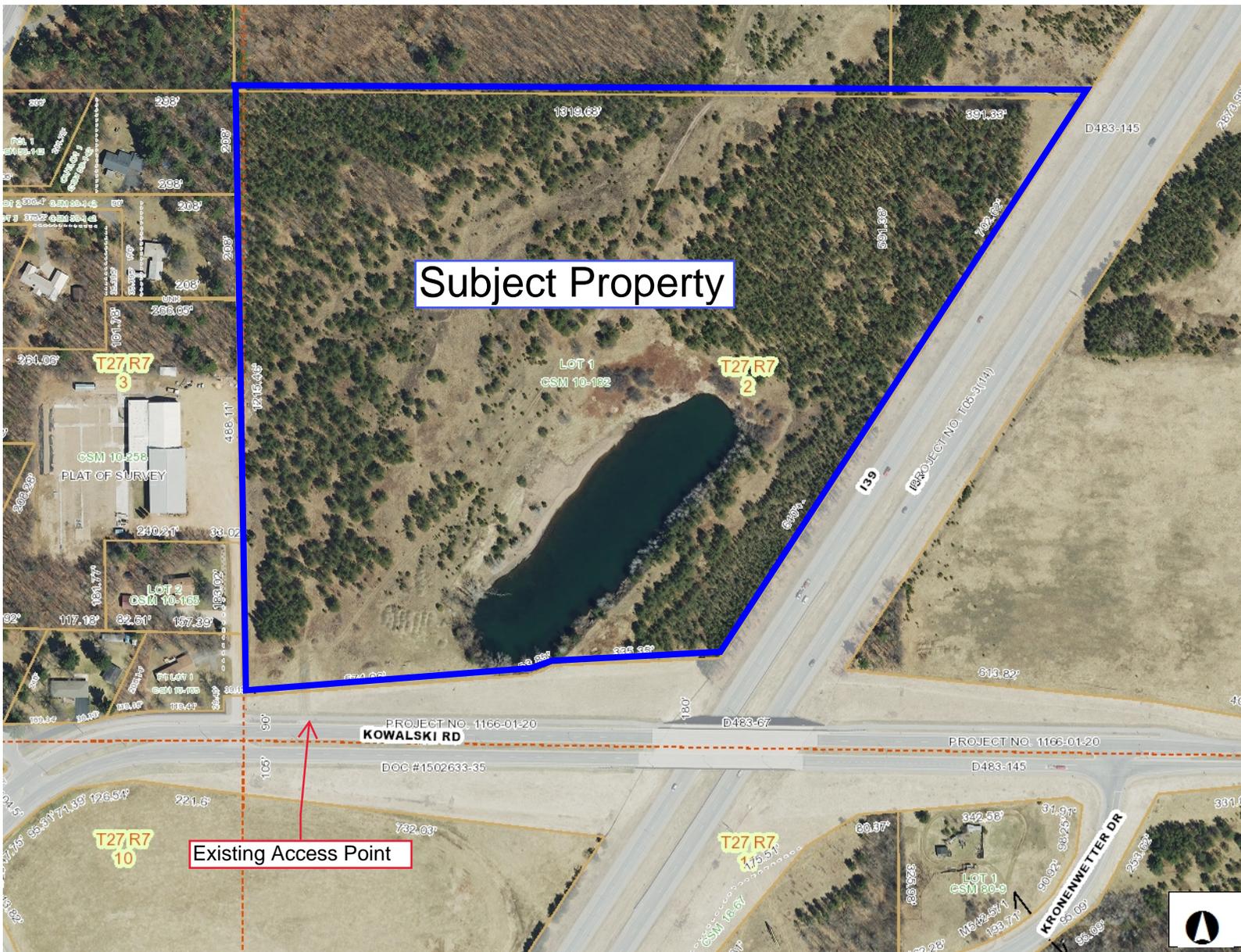
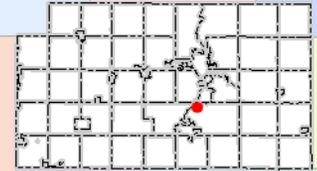
**Floodplain Storage District Reservoir 2**

- The subject parcel is largely consumed by the Bull Junior Creek Flood Storage District Reservoir #2 having a floodplain elevation of 1173.5
- The Village of Kronenwetter Flood Protection Elevation as found in code Chapter 520, Section 10.0, 34 requires floor elevations be constructed 2.0-feet above the floodplain elevation
- The cost to raise the subject site 1 – 7 feet needs to be offset to make the site marketable
- **Proposed efforts to increase the existing pond through the non-metallic mining effort will add considerable excess flood storage capacity to the flood storage district and generate revenue to offset the development costs. The excess storage capacity will likely mitigate the remaining flood storage capacity needed for Reservoir #2 on all adjacent lands.**

**Non-Metallic Mining**

- The subject property was used for non-metallic mining in the past as witnessed by the large pond located on the east boundary.
- We look forward to making the existing pond an amenity opposed to a liability by increasing the size and shape of the pond through a continued non-metallic mining effort.
- The existing onsite excavation will be deepened and enlarged. Stormwater drainage will be directed into the excavation with silt fence/grassed berms around the perimeter of the excavation. The existing trees will remain in place along I-39. Stockpiles of materials will be placed within the excavation limits except for building pad/infrastructure construction when appropriate.
- **The material taken from the site to increase the pond size and shape will be sold to help offset the cost to bring the developable portions of the property to grade above the floodplain elevation**

Our team looks forward to working closely with the Village of Kronenwetter and other regulatory agencies to make this redevelopment effort a success story we can all be proud of.



**Subject Property**

**Existing Access Point**

### Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

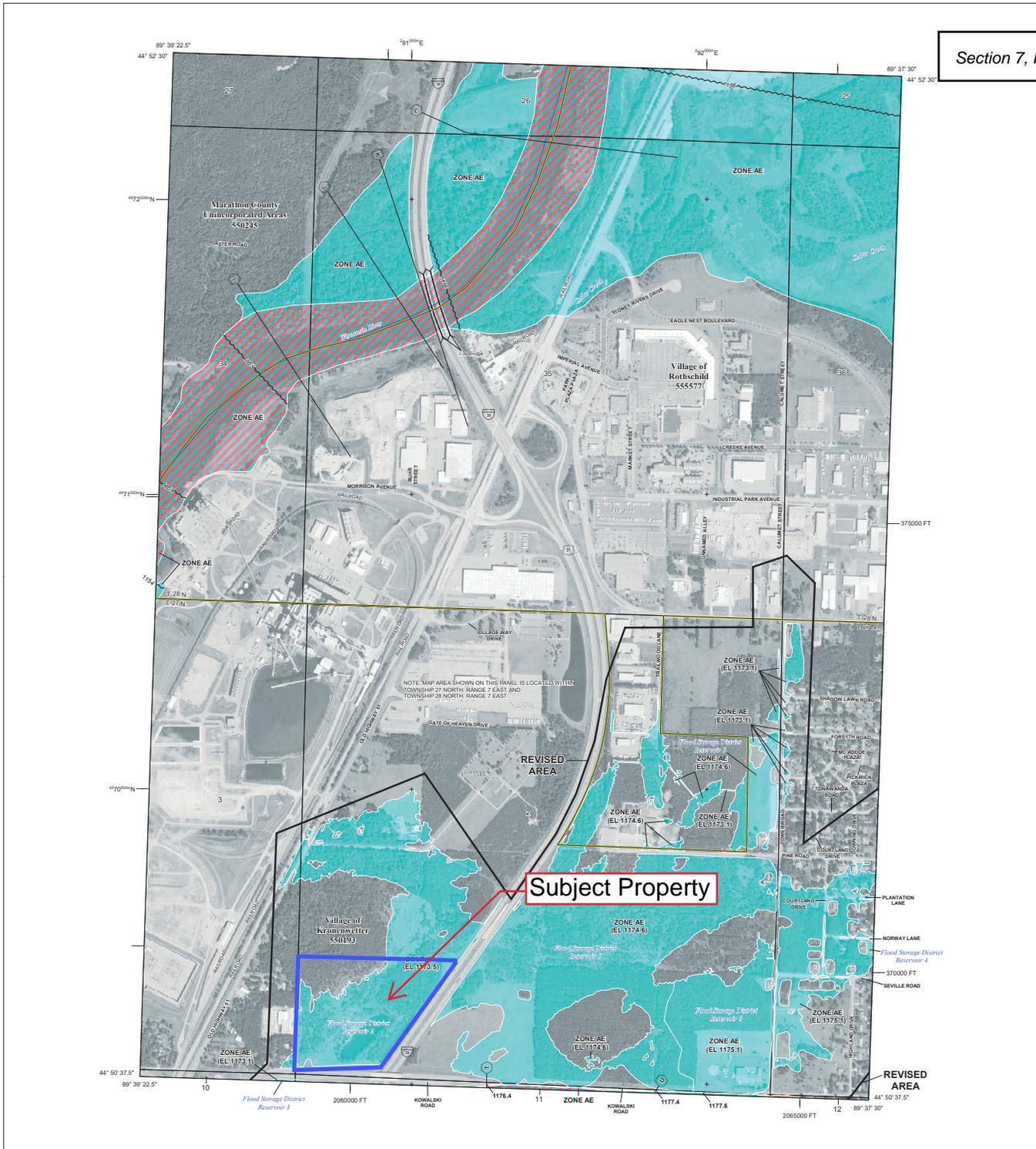
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**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)**

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, AGP
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X
- Area with Flood Risk due to Levee Zone D
- NO SCREEN Areas of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

**OTHER AREAS OF FLOOD HAZARD**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM) available products associated with this FIRM including flood warnings, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Hotline at 1-877-FEMA-MAP (1-877-362-7273) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Editions of Map Change in Flood Insurance Study Report and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

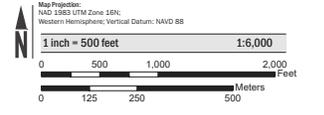
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRB index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

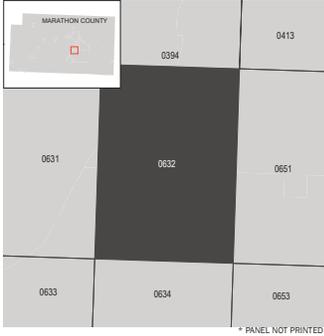
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-6626.

Base map information shown on this FIRM was provided by Marathon County Conservation, Planning and Zoning Department. The information was derived from digital orthorectification taken in the spring of 2005 and compiled to meet 1" = 200' scale National Map Accuracy Standards.

**SCALE**



**PANEL LOCATOR**



**FEMA National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP**

**MARATHON COUNTY, WISCONSIN**  
 and Incorporated Areas  
 PANEL 632 of 1000

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KRONENWETTER, VILLAGE OF	550193	0632	F
MARATHON COUNTY	550245	0632	F
ROTHSCHILD, VILLAGE OF	555577	0632	F

**REVISED TO REFLECT LOMR EFFECTIVE: January 13, 2023**

VERSION NUMBER 2.1.3.0  
 MAP NUMBER 550730632F  
 EFFECTIVE DATE JULY 22, 2010



**Report to Planning Commission**

**Agenda Item:** Discussion and possible action regarding the review process to reverse Plan Commissions Decisions.

**Meeting Date:** March 16, 2026

**Referring Body:** Plan Commission

**Committee Contact:** Dan Lesniak

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

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Discussion and possible action regarding the review process to reverse Plan Commissions Decisions.

**OBJECTIVE(S):** Review and discuss current ordinance language.

**HISTORY/BACKGROUND:** On 10/21/2024 the Plan Commission discussed various aspects of §520-121 - Conditional use permits and §520-124 Site Plan Procedures. Staff provided background information regarding the Conditional Use and Site Plan Process, Review Criteria, Conditions of Approval, 2017 ACT 67, Renewals, Transfers and Appeals and Possible Changes to Existing Language. Staff was given direction and was asked to place this item on the 11/18/2024 PC Meeting Agenda.

On 11/18/2024, the Plan Commission reviewed draft language and discussed the issue of renewals. Staff was directed to research further.

On 2/17/2025, the Plan Commission reviewed and discussed draft language and options related to renewal and revocation of Conditional Use Permits. Staff was given direction to make appropriated changes and to bring back revised language for the next Planning Commission Meeting.

On 3/17/2025, staff presented the most recent proposed changes. As a result, the Plan Commission directed staff to hold a public hearing on April 21, 2025, to gather public input related to these changes.

On 4/21/2025, the Plan Commission held a public hearing and passed a motion to recommend Village Board approval.

On 7/28/2025, placed on the VB agenda under Review and Discussion. Community Development Director Peter Wegner introduced this item to the VB members. He explained the background and recommended action.

On 8/11/2025 The VB Motion by Joling/Myszka NOT to approve proposed changes to Conditional Use Permits 520-121 and proposed changes to 520-124 Site Plan Procedures. Motion carried by roll call vote. 7:0. Discussed background of proposed changes; attorney review; past action by Village Board; power of Village Board vs. Board of Appeals in this matter; required state statute procedure; compatibility with the Comprehensive Plan; and further discussion with the Plan Commission.

On February 16, 2026, the Plan Commission briefly discussed and requested staff place this item on the next agenda.

Section 8, ItemG.

**RECOMMENDED ACTION:** Review updated information and direct staff to make changes as needed.

**ATTACHMENTS:** 520-121 and 520-124, 4/21/2025 Public Hearing Drafts and History.

Proposed Language 4/21/2025 Public Hearing

§ 520-124. - Site plan procedures.

Sections A. – G. unchanged

H. Action by plan commission; appeal procedure. Except as provided in subsection I, the plan commission shall, within 45 days of a complete submittal, approve the site plan as presented, approve the site plan with conditions, or reject the site plan, indicating reasons for rejection, unless this time frame is extended by written agreement of the applicant. Such deadline may be extended by written or electronic agreement from the applicant. The zoning administrator shall notify the applicant of such action in writing on a form designed for that purpose. Within ~~20~~ 30 days of such action, the applicant may appeal in writing all or part of the plan commission's decision to the ~~village board~~ Board of Appeals. During the appeal process, the zoning administrator and building inspector are authorized to hold the issuance of permits to enable commencement or continuation of building and other activities authorized by the zoning administrator's decision, and to issue a stop-work order for any such activities already commenced. The ~~village board~~ Board of Appeals may affirm, modify, or reverse the plan commission's decision. The plan commission shall inform the village board of all site plans submitted, reviewed, approved, and rejected under this subsection H during each meeting.

I. Action by village board.

(1) The plan commission shall not determine a site plan application, but shall forward the complete site plan application or components thereof, all associated materials, and a report and recommendation to the village board in all cases where at least one of the following conditions is present:

~~(a) The applicant has indicated on the application form a desire for village board action instead of plan commission action.~~

~~(b) The application is filed concurrently with a rezoning application for the same site.~~

~~(a)~~ ~~(c)~~ The site plan is for a large retail and commercial service development as described in section 520-77.

~~(b)~~ ~~(d)~~ The site plan proposes public improvements other than driveway connections to public streets and sanitary sewer or water lateral connections to existing public mains, or in the opinion of the commission requires such improvements.

~~(e) A written agreement between the village and applicant requires village board approval of the site plan.~~

(2) In the above instances, the village board shall, between ten and 60 days of submittal of plan commission referral, approve the site plan as presented, approve the site plan with conditions, or reject the site plan, including reasons for rejection, unless this time frame is extended by written or electronic agreement of the applicant. The zoning administrator shall notify the applicant of such action in writing on a form designed for this purpose.

J. Appeal to ~~village board~~ the Board of Appeals. An appeal of a decision under subsection H may be taken to the ~~village board~~ Board of Appeals by any person, firm or corporation or any officer, department, board, commission or agency of the village who is aggrieved by the decision. Such appeal shall be made in writing to the zoning administrator within ~~ten~~ 30 days after the date of the commission's decision. In the case of an appeal:

- (1) The zoning administrator and building inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the site plan, and shall issue a stop-work order for any such activities already commenced.
- (2) The zoning administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for consideration ~~village board~~ by the Board of Appeals.
- (3) The ~~village board~~ Board of Appeals shall, ~~by resolution,~~ make a final decision to grant, with or without conditions, or to deny each application for site plan approval after receiving and reviewing the commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in subsection G, and shall have all of the powers of the Plan Commission under this section. The ~~village board's~~ Board of Appeals' determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.

## History of Proposed Changes to 520-121 Conditional Use Permits and 520-124 Site Plan Procedures

10/21/2024 – PC discussed various aspects of 520-121.

11/18/2024 – PC reviewed draft language and directed staff to research renewal language further.

2/17/2025 – PC reviewed draft language and options for renewal and revocation. Similar changes to 520-124 were also discussed. Staff directed to make changes.

3/17/2025 – PC reviewed draft language to 520-121 and 520-124. Staff directed to hold a public hearing.

4/21/2024 - PC held a public hearing and passed a motion to recommend Village Board approval.

7/28/2025 – VB agenda under Review and Discussion. Community Development Director Peter Wegner introduced this item to the VB members. He explained the background and recommended action.

8/11/2025 – VB Motion by Joling/Myszka NOT to approve proposed changes to Conditional Use Permits 520-121 and proposed changes to 520-124 Site Plan Procedures. Motion carried by roll call vote. 7:0. Discussed background of proposed changes; attorney review; past action by Village Board; power of Village Board vs. Board of Appeals in this matter; required state statute procedure; compatibility with the Comprehensive Plan; and further discussion with the Plan Commission.

Proposed Changes 4/21/2025 Public Hearing

§ 520-121 Conditional use permits.

- A. Initiation of conditional use permit. Any person, firm, corporation, or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest that may become a freehold interest or an exclusive possessory interest, and that is specifically enforceable on the land for which a conditional use is sought, may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.
  
- B. Application for conditional use permit. No application for a conditional use permit shall be placed on any agenda as an item to be acted upon unless the Zoning Administrator has certified acceptance of a complete application. Prior to publication of the required notice of public hearing, the applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hardcopies in a quantity directed by the Zoning Administrator. Said complete application shall be composed of all of the following:
  - (1) A completed conditional use permit application form furnished by the Zoning Administrator.
  - (2) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.
  - (3) A site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use. If the conditional use will make use of existing site improvements only, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
  - (4) Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth in this section.
  - (5) Any other plans and information deemed necessary by the Zoning Administrator or the Plan Commission to ensure that the intent of this chapter is fulfilled.

- (6) A fee as established by the Village Board and stated in the Village of Kronenwetter's fee schedule.

C. Zoning Administrator review and recommendation.

- (1) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. Only a complete application in the determination of the Zoning Administrator shall entitle a public hearing under Subsection D. The Zoning Administrator shall inform the applicant if the application is incomplete in his or her determination.
- (2) Once the Zoning Administrator determines that the application is complete, the Zoning Administrator or designee shall authorize the public hearing and prepare a written evaluation of the application based on the criteria for evaluating conditional use permits in Subsection G below. The Zoning Administrator shall forward a copy of the evaluation to the Plan Commission.

D. Notice of public hearing.

- (1) ~~Legal ad (per existing ordinances). The notice of the time, date, and location of the Planning Commission public hearing shall be published by the Village at least two times in a newspaper of general circulation in the Village of Kronenwetter. Publications shall occur 14 calendar days and seven calendar days prior to the date of the Planning Commission public hearing on a conditional use permit or a zoning change request. The notice of the time, date, and location of the Planning Commission public hearing shall be published by the Village at least one time in a newspaper of general circulation in the Village of Kronenwetter 10 calendar days prior to the date of the Planning Commission public hearing on an application for variance request.~~  
Upon receipt of a conditional use permit application, and following publication in the Village of a class 2 notice under Wis. Stat. ch. 985, the Village shall hold a public hearing on the application.
- (2) Public notice. Notice of the Plan Commission public hearing shall be sent by regular mail to the applicant, each landowner adjoining the subject property and each landowner within 500 feet of the subject property. Notice of the Planning Commission public hearing shall be sent at least 10 calendar days prior to the Planning Commission public hearing. The notice shall be prepared and mailed by the Village. The failure of any person required by this section to receive the notice shall

not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.

(3) Local government notice. The Village shall send one copy of the application at least 10 calendar days prior to the Plan Commission public hearing to the adjoining local government for review and comment when the project affects another municipality, or the primary access to the affected property is through an adjoining municipality. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.

(4) Village website. Notice of the Plan Commission public hearing shall be posted on the Village webpage. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.

E. Review and action by Plan Commission. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission, the Plan Commission shall take final action on the conditional use permit request. The Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission members in attendance.

F. Appeal to ~~Village Board~~ the Zoning Board of Appeals. An appeal of a decision under Subsection E may be taken to the ~~Village Board~~ Zoning Board of Appeals by any person, firm or corporation or any officer, department, board, commission or agency of the Village who is aggrieved by the decision. Such appeal shall be made in writing to the Zoning Administrator within ~~10~~ 30 days after the date of the Plan Commission's written decision. In the case of an appeal:

(1) The Zoning Administrator and Building Inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the conditional use permit and shall issue a stop-work order for any such activities already commenced.

(2) The Zoning Administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for ~~Village Board~~ consideration by the Zoning Board of Appeals.

(3) The ~~Village Board~~ Zoning Board of Appeals shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for a conditional use permit after receiving the Plan Commission's record and reviewing the Commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in Subsection G and shall have all of the powers of the Plan Commission under this section. The ~~Village Board's Zoning Board of Appeals'~~ determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.

G. Review criteria for conditional use permit. ~~Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved:~~

(1) In this paragraph:

(a) "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by the Village, but does not include a variance.

(b) "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(c) If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the Village ordinance(s) or those imposed by the Village Plan Commission, the Village shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance(s) and be based on substantial evidence.

(d) The requirements and conditions described under subd. (2)(a) must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The Village's decision to approve or deny the permit must be supported by substantial evidence.

(e) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the Village may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance(s) or by the Village Plan Commission.

(f) If the Village denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in Wis. Stat. § 62.23(7)(e)10. a., or if the decision is on an application for an approval, as defined in Wis. Stat. § 781.10(1)(a), under the procedures described in Wis. Stat. § 62.23(7)(e)10. b.

~~(2)~~ (1) Is the proposed conditional use ~~in harmony~~ compatible with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

~~(3)~~ (2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future. ~~be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?~~

~~(4)~~ (3) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

~~(5)~~ (4) Is the proposed conditional use 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 serving the subject property?

~~(5) Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?~~

H. Issuance and recording of permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use

permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant.

- I. Effect of denial. No conditional use permit application that has been denied shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.
- J. Termination of approved conditional use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this chapter. Any conditional use found not to be in compliance with the terms of this chapter or the approved conditional use permit shall be considered in violation of this chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined within 520-121 K. for original granting of a conditional use permit.
- K. Revocation of Permits. The Planning Commission shall retain continuing jurisdiction over all activities authorized by the permit to assure compliance with this ordinance, other ordinances, and the permit terms. Such authority shall be in addition to the enforcement authority of the Zoning Administrator. Upon notice to the Planning Commission of an alleged violation of any permit, in its sole discretion, the Planning Commission may hold a public hearing to consider amending, suspending, or revoking the permit. Notice of the hearing and alleged violation shall be served upon the property owner and permit holder either in person or via certified mail to the address provided on the permit application form or otherwise provided to the Department prior to conducting the public hearing. The notice shall contain the date, time, and place of the hearing, a description of the property, a description of the activity authorized by the permit, and a statement of the alleged violation(s). Notice shall also be published as a class 2 notice. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The Planning Commission, at its sole discretion, may hold additional public hearings. If the Planning Commission finds after the hearing that the permit holder is not in compliance with the terms of the permit, it may amend, suspend, or revoke the permit. The decision of the Committee shall be furnished to the permit holder in writing, stating the reasons therefore.
- L.K. Time limits on development of conditional use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of

said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this section, "operational" shall be defined as occupancy of the conditional use.

**M L.** Renewals. The permit holder may submit an application for renewal along with the appropriate fee for renewal prior to the expiration of the time limit on the permit, if any. No conditional use permit renewal shall be required to go through a new public hearing.

**N M.** Discontinuance of approved conditional use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated and receive no treatment as a legal prior nonconforming use. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

**O N.** Change of ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission, shall be considered a violation of this chapter and shall be grounds for revocation of said conditional use permit.

**P O.** Uses now regulated as conditional uses that were legal land uses (permitted by right or as conditional uses) prior to effective date of this ~~chapter section~~. A use now regulated as a conditional use that was a legal land use — either permitted by right or as a conditional use — prior to the effective date of this ~~chapter section~~ shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this section.