



# PLAN COMMISSION MEETING AGENDA

October 20, 2025 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. SELECTION OF CHAIR AND VICE CHAIR**

**3. ANNOUNCEMENT OF PUBLIC HEARING**

**C. § 520-27. - Accessory and miscellaneous land use types.**

TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES

An Ordinance amending Chapter 520, entitled “Zoning,” of the General Code of Ordinances. The Village of Kronenwetter is proposing an amendment to subsection §520-27. - Accessory and miscellaneous land use types. These amendments are being proposed in order to permit chickens within the SF – Single Family Zoning District.

**D. ZONING CHANGE REQUEST (Greg Tesch)**

Greg Tesch, 2210 River Forest Lane, Kronenwetter, WI 54455 requests a Zoning Change of 5.068 acres from RR5 - Rural Residential 5 to M2 – General Industrial located at 1190 Gardner Park Road, Kronenwetter, WI 54455. Parcel Identification Number: 145-2707-034-0972. Legal description of the subject property: SEC 03-27-07 PT OF SW 1/4 SE 1/4 - PCL 1 CSM VOL 34 PG 104 (#8726) (DOC #1055283).

**E. CONDITIONAL USE PERMIT (Drew Rupp)**

Drew Rupp, 3664 Martin Road, Kronenwetter, WI 54455, requests a Conditional Use Permit for a Commercial Animal Establishment (Dog Kennel) at 3664 Martin Road, Kronenwetter, WI 54455. Tax Parcel ID Number: 145-2708-034-0994. Legal description of subject property: SEC 03-27-08 PT OF SE 1/4 SE 1/4 BEG 330' E OF SW COR N1320' E 330' S 1320' W 330' TO BEG. 10.00 Acres.

**F. CONDITIONAL USE PERMIT (Milestone Materials)**

Milestone Materials, 920 10th Avenue North, Onalaska, WI, 54650, requests a Conditional Use Permit for a Nonmetallic Mining Operation at 1066 Maple Ridge Road, MOSINEE, WI 54455. Tax Parcel ID Number: 145-2707-222-0999. Legal description of the subject property: SEC 22-27-07 NE 1/4 NW 1/4 EX VOL 492D-640 VOL 500D-542 VOL 507D- 502. 36.00 Acres.

**4. CLOSE PUBLIC HEARING**

**5. 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.

**6. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION**

**G.** 2025 05 01 PC Meeting Minutes

**H.** 2025 05 19 PC Meeting Minutes

[I.](#) 2025 06 16 PC Meeting Minutes

[J.](#) 2025 08 06 PC Meeting Minutes

[K.](#) 2025 08 18 PC Meeting Minutes

**7. REPORTS AND DISCUSSIONS**

[L.](#) Community Development Director Report

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

[M.](#) Baars Certified Survey Map

**N.** § 520-27. - Accessory and miscellaneous land use types.

**O.** ZONING CHANGE REQUEST (Greg Tesch)

**P.** CONDITIONAL USE PERMIT (Drew Rupp)

**Q.** CONDITIONAL USE PERMIT (Milestone Materials)

**9. NEXT MEETING: NOVEMBER 17, 2025**

**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: 010/16/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)

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



# REPORT TO Village Board

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<b>ITEM NAME:</b>	§ 520-27. - Accessory and miscellaneous land use types. H. Keeping of farm animals on residential lots. "Chickens"
<b>MEETING DATE:</b>	October 20, 2025
<b>PRESENTING COMMITTEE:</b>	Plan Commission
<b>COMMITTEE CONTACT:</b>	Dan Lesniak
<b>STAFF CONTACT:</b>	Pete Wegner
<b>PREPARED BY:</b>	Peter Wegner

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**ISSUE:** Currently, chickens are only allowed in the Agriculture and Residential and Rural Residential 5 Districts as a permitted use and in the Rural Residential 2 District as a Conditional Use. The use is currently not permitted in the Single-Family Residential District. Draft Language was discussed with CLIPP on August 4, 2025. As a result, staff was directed to schedule a public hearing before the Plan Commission to allow public input on the proposed language.

**OBJECTIVES:** Hold a public Hearing to consider proposed changes to review and discuss allowing chickens within SF – Single Family Residential Zoning Districts.

**RECOMMENDED ACTION:** To consider public comments related to the proposed language and direct staff to forward an Ordinance Amendment to the Village Board for approval.

**ATTACHMENTS (describe briefly):** Proposed Ordinance Language. § 520-27. - Accessory and miscellaneous land use types. H. Keeping of farm animals on residential lots.

**PROPOSED LANGUAGE**

**Public Hearing 10/20/2025**

**§ 520-27. - Accessory and miscellaneous land use types.**

**H. Keeping of farm animals on residential lots.**

(1) This is the keeping or raising of farm animals on a residential lot, in zoning districts where allowed under Figure 520-17[3] and where such activity is clearly accessory to the principal residential use. Farm animals are as defined in Article XVI. The animals may be kept for show, breeding, or products that are predominantly consumed or used by the residents of the same lot. Gardening and residential composting are allowed in all zoning districts.

(2) Performance standards:

(a) All animals shall be kept within a completely enclosed area.

(b) Uses shall meet all performance standards in Article XII, including odor standards in § 520-93.

(c) To be considered an accessory use within any RR-2 Zoning District:

[1] The only permitted farm animals are chickens, ducks, and bees.

[2] All animal enclosures and beehives shall meet the minimum interior side and rear setback requirements for detached accessory buildings per Figure V(2).

[3] No animal enclosure shall be located closer than 10 feet from the principal building.

[4] The raising or keeping of farm animals shall be permitted at a density not to exceed one animal unit per every acre owned, not considering fractional amounts of acreage.

(d) Within the AR and RR-5 Zoning Districts:

[1] The keeping or raising of hogs as an accessory use to the principal residential use shall be limited to no more than two hogs.

[2] The raising or keeping of farm animals shall be permitted at a density not to exceed one animal unit per every acre owned, not considering fractional amounts of acreage. The Zoning Administrator may approve modifications and exceptions to this animal unit density standard if, each year the normal density standard is to be exceeded, the landowner provides conservation compliance documentation from Marathon County signifying that the keeping of a higher density of animal units is in compliance with all NR 151 agricultural runoff performance standards and prohibitions.



(e) Within the SF Zoning District:

[1] The only permitted farm animals are chickens. Each parcel is limited to four (4) hens. Roosters are prohibited.

[2] Chickens shall be kept in a covered coop and attached pen located within the rear yard of the premises, no closer than five feet to any property line.

[3] Chicken coops and attached pens shall allow at least 4 square feet per chicken, not exceed a maximum of 32 square feet in size and the height of the coop and attached pen shall not exceed 6 feet above ground level. A chicken coop is excluded from figure V(1) floor area, and coverage standards associated with detached accessory structures.

[4] All chicken coops and attached pens shall be reasonably free of chicken manure and other substances such that the environment around the chickens does not become noxious or offensive.

(f) (e) The keeping of bees shall be governed by the following additional regulations:

[1] No more than one beehive shall be kept for each 5,000 square feet of lot area.

[2] The front of any beehive shall face away from the property line of the residential property closest to the beehive. A flyway barrier consisting of a solid fence of six feet in height or a dense hedge at least six feet in height shall be placed along the side of the beehive that contains the entrance to the hive, be located within five feet of the hive, and extend at least two feet on either side of the hive. No such flyway barrier shall be required if all beehives are located at least 25 feet from all property lines.

[3] A supply of fresh water shall be maintained in a location readily accessible to all bee colonies on the site throughout the day to prevent bees from congregating at neighboring swimming pools or other sources of water on nearby properties.

[4] No Africanized bees may be kept.

Proposed Definitions:

Chicken. A female hen of any age, including chicks. This definition does not include other kinds of fowl including but not limited to ducks, quail, pheasant, geese, turkeys, guinea hens, peacocks, emus and ostriches.

Coop. An enclosed structure or pen within which chickens roost or are housed.



**Report to Planning Commission**

**Agenda Item:** Zoning Change Request: Greg Tesch, 1190 Gardner Park Road, Kronenwetter, WI 54455.

**Meeting Date:** October 20, 2025

**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:** Zoning Change Request: Greg Tesch, 1190 Gardner Park Road, Kronenwetter, WI 54455

**OBJECTIVE(S):** To review the Zoning Change Request

**HISTORY/BACKGROUND:** Greg Tesch is requesting a rezone from RR5 - Rural Residential 5 to M2 – General Industrial. The existing 5.068acre parcel meets the minimum density standards for M2 – General Zoning. Minimum Lot Area (40,000sf ), Minimum Lot Width (100ft) and Minimum Lot Public Street Lot Frontage (50ft). The proposed rezone from RR5 to M2 is consistent with neighboring parcels.

**RECOMMENDED ACTION:** Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Greg Tesch from RR5 (Rural Residential 5) 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.

**ATTACHMENTS:** Zoning Change Request, CSM Application and Staff Report

**PARCEL # 145-2707-034-0972 (TESCH)  
ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. October 20, 2025

**APPLICANT:**

Dustin Vreeland, Vreeland Associates  
6103 Dawn Street  
Weston, WI 54476

**OWNER:**

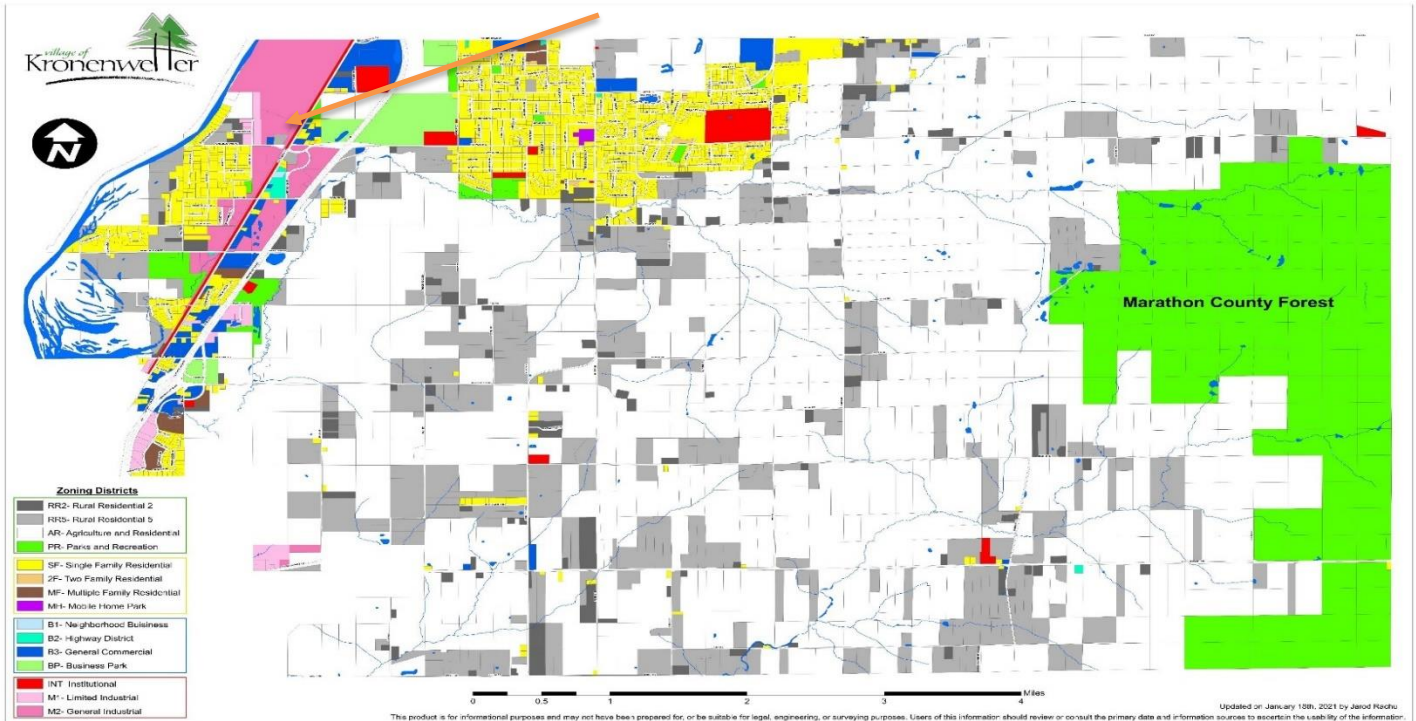
Premier Property Holdings LLC  
1190 Gardner Park Road  
Kronenwetter, WI 54455

**Prepared By:**

Vreeland Land Surveyors  
6103 Dawn Street  
Weston, WI 54476

**LOCATION OF REQUEST:** 1190 Gardner Park Road, Kronenwetter, WI 54455 (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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

PARCEL # 145-2707-034-0972 (TESCH)

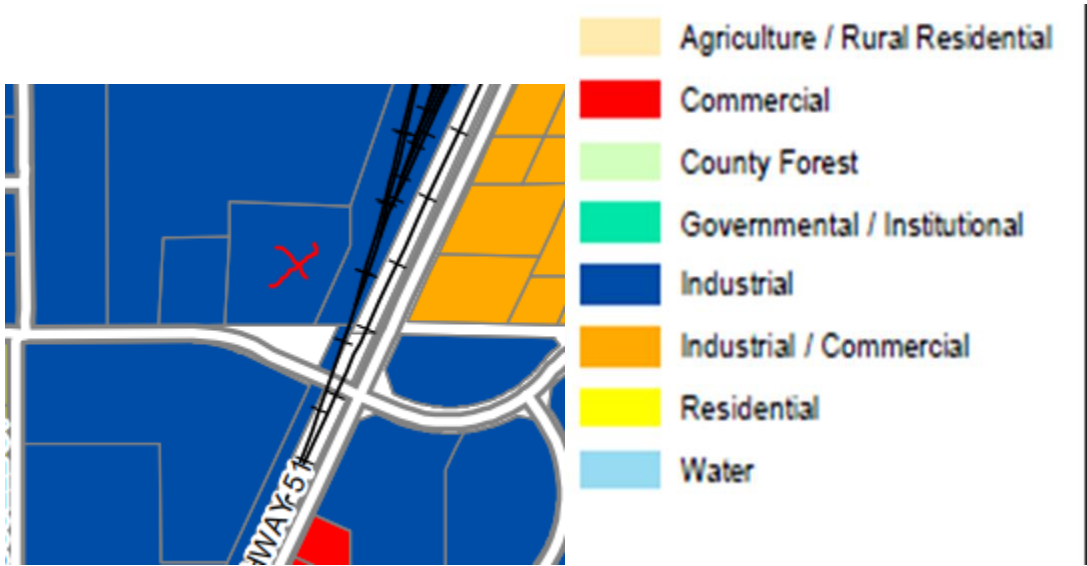
**Zoning Districts**

RR2- Rural Residential 2
RR5- Rural Residential 5
AR- Agriculture and Residential
PR- Parks and Recreation
SF- Single Family Residential
2F- Two Family Residential
MF- Multiple Family Residential
MH- Mobile Home Park
B1- Neighborhood Business
B2- Highway District
B3- General Commercial
BP- Business Park
INT- Institutional
M1- Limited Industrial
M2- General Industrial



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

PARCEL # 145-2707-034-0972 (TESCH)



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

**Legal Description of Property:**

SEC 03-27-07 PT OF SW 1/4 SE 1/4 - PCL 1 CSM VOL 34 PG 104 (#8726) (DOC #1055283)

**Current Zoning:**

RR5 – Rural Residential 5 (see Map 2)

**COMPREHENSIVE PLAN  
FUTURE LAND USE:**

Industrial (See Map 3)

**LEGAL NOTIFICATION:**

A legal advertisement was published in the Wausau Daily Herald on Monday, October 6, 2025 and Monday, October 13, 2025. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on October 9, 2025.

PARCEL # 145-2707-034-0972 (TESCH)





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

**INTRODUCTION:** RR-5 (Rural Residential 5) to M2 (General Industrial)

Greg Tesch Rezone Request from RR5 - Rural Residential 5 to M2 – General Industrial. The existing 5.068acre parcel meets the minimum density standards for M2 – General Zoning. Minimum Lot Area (40,000sf ), Minimum Lot Width (100ft) and Minimum Lot Public Street Lot Frontage (50ft). The proposed rezone from RR5 to M2 is consistent with neighboring parcels.

**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?*
  - Yes. The property is designated on the Future Land Use Map as Industrial there are existing M2 - General Industrial, M1 - Limited Industrial and B3 – General Commercial parcels in this area. The rezone of this parcel from RR5 to M2 will allow for consistent land uses with adjoining parcels. This is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.

PARCEL # 145-2707-034-0972 (TESCH)

- 2. *Does the rezoning further the purpose and intent of this Chapter?*
  - Yes. Rezoning this property, will maintain an Industrial use consistent with the surrounding area. This satisfies the Zoning Ordinance's purpose of Implementing the comprehensive plan to the extent possible under zoning and Promoting high-quality and sustainable community design.
  
- 3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*
  - No Keeps it the same.
  
- 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?*
  - Yes. There is existing M2 - General Industrial, M1 - Limited Industrial and B3 – General Commercial parcels in this area. The property owners proposes to utilize the parcel for purposes within these districts.
  
- 5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*
  - Yes. The proposed property will meet all minimum requirements.
  
- 5. *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?*
  - Yes. There is adequate public infrastructure available to accommodate the range of uses allowed in that zoning district.

**RECOMMENDED MOTION**

Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Gregory Tesch from RR5 - Rural Residential 5 to M2 – General Industrial as presented.



# Zoning Change Request Application

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

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

Plan Commission Meetings are held on the 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 Greg Tesch Phone Number 715/551-9700  
Address 2210 River Forest Lane Kronenwetter  
Email sales@checkpointcharlies.com
2. Property Titleholder Name Premier Property Holdings LLC Phone Number 715-551-9700  
Address 1190 Gardner Park Road Kronenwetter  
Email sales@checkpointcharlies.com
3. Prepared By Company Name Vreeland Associates Name Tim Vreeland  
Address 6103 Dawn Street Weston  
Phone Number 715/241-0947 Email tim@vreelandassociates.us

## Property Information

4. Property Address 1190 Gardner Park Road Kronenwetter
5. Section 3 Township 27 Range 7 6. Parcel Identification # (PIN) 14527070340972
7. Legal Description (attach an additional sheet if necessary) Parcel 1 CSM 8726
8. Current Zoning District R5 9. Proposed Zoning District M2
10. Parcel Acreage 5.068 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Condo Plat
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Not that I'm aware of.
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? Yes, Commercial Condo's

**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.

<u>Greg Tesch</u>	<u>9/8/2025</u>
Applicant	Date
<u>Premier Property Holdings LLC</u>	<u>9/8/2025</u>
Property Titleholder	Date
<u>Tim Vreeland</u>	<u>9/8/2025</u>
Prepared By	Date

**FOR OFFICE USE ONLY:**

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

**Plan Commission:**  
Meeting Date \_\_\_\_\_ Recommendation: Approved / Denied

**Village Board:**  
Meeting Date \_\_\_\_\_ Decision: Approved / Denied

**NARRATIVE**

- 1.)
  - a.) The rezone is consistent with the Comprehensive Plan.
  - b.) Yes
  - c.)
    - i.) No Mistake in Zoning Map
    - ii.) No factors have changed
    - iii.) No growth patterns or rates have changed
  - d.) The rezone would maintain the desired consistency
  - e.) The rezone would meet lot size requirements
  - f.) Adequate public infrastructure is available
- 2.) A preliminary map has been attached showing the boundaries and proposed structures.



**Report to Planning Commission**

**Agenda Item:** Drew Rupp, 3664 Martin Rd, Conditional Use Permit, Commercial Animal Establishment, Professional Dog Training Business and Kennel Permit.

**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:** Drew Rupp, 3664 Martin Rd, Conditional Use Permit, Commercial Animal Establishment, Professional Dog Training Business.

**OBJECTIVE(S):** To review the Conditional Use Permit and related documents for a Commercial Animal Establishment, Professional Dog Training Business. If the Plan Commission approves the Conditional Use Permit. The applicant is requesting the Plan Commission also consider reviewing and recommending approval of the Kennel Permit Application to the Village Board.

**HISTORY/BACKGROUND:** Drew Rupp has applied for a conditional use permit (CUP) for a Commercial Animal Establishment to operate a Professional Dog Training Business. He has also submitted a Kennel Permit Application.

**RECOMMENDED ACTION:** The Plan 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. If the Plan Commission approves the Conditional Use Permit. The applicant is requesting the Plan Commission also consider reviewing and recommending approval of the Kennel Permit Application to the Village Board.

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

- (1) Is the proposed conditional use in harmony with the comprehensive plan, this chapter, and any other plan, program, or ordinance adopted by the village?
- (2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue 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?
- (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?

(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?

Section 3, Item E.

(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?

Note: See Staff's Report for comments as it relates to each of the criteria mentioned above.

2017 Act 67

- requires that standards governing conditional uses be “reasonable and, to the extent practicable, measurable...”
- prohibits a community from basing a conditional use permit decision on “personal preferences or speculation.”
- instructs that, where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

**ATTACHMENTS:** Conditional Use Permit application and Staff Report.

**DREW RUPP, 3664 MARTIN RD, CONDITIONAL USE PERMIT, COMMERCIAL ANIMAL ESTABLISHMENT, PROFESSIONAL DOG TRAINING BUSINESS**  
**STAFF REPORT FOR PLAN COMMISSION**

**PUBLIC HEARINGS/ MEETINGS:**

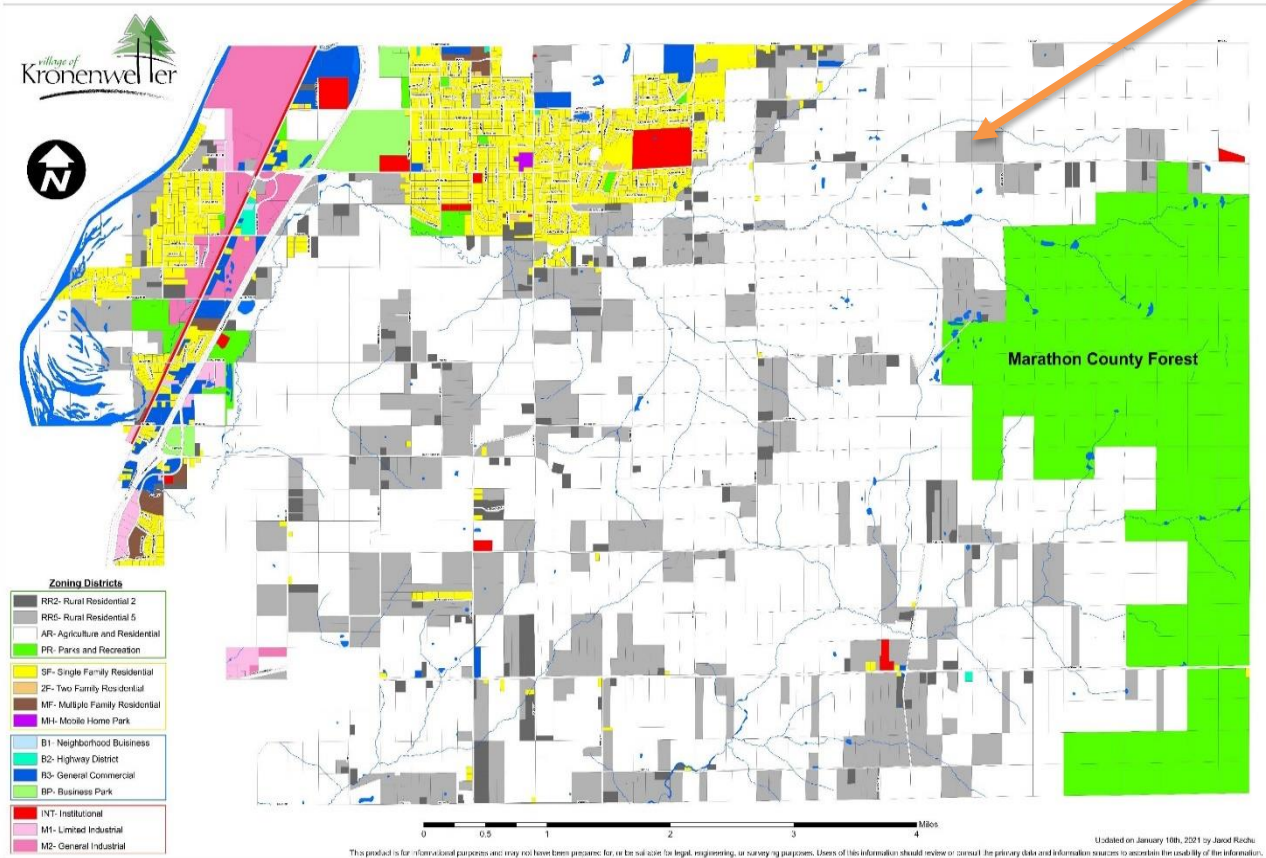
Plan Commission Public Hearing: 6:00 p.m. October 20, 2025

**APPLICANT:**

Drew Rupp  
3664 Martin Rd  
Kronenwetter, WI 54455

**LOCATION OF REQUEST:** 3664 Martin Rd, Kronenwetter, WI 54455 (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



**Map 1: Location Map**  
(Source Data: Village of Kronenwetter Zoning Map)

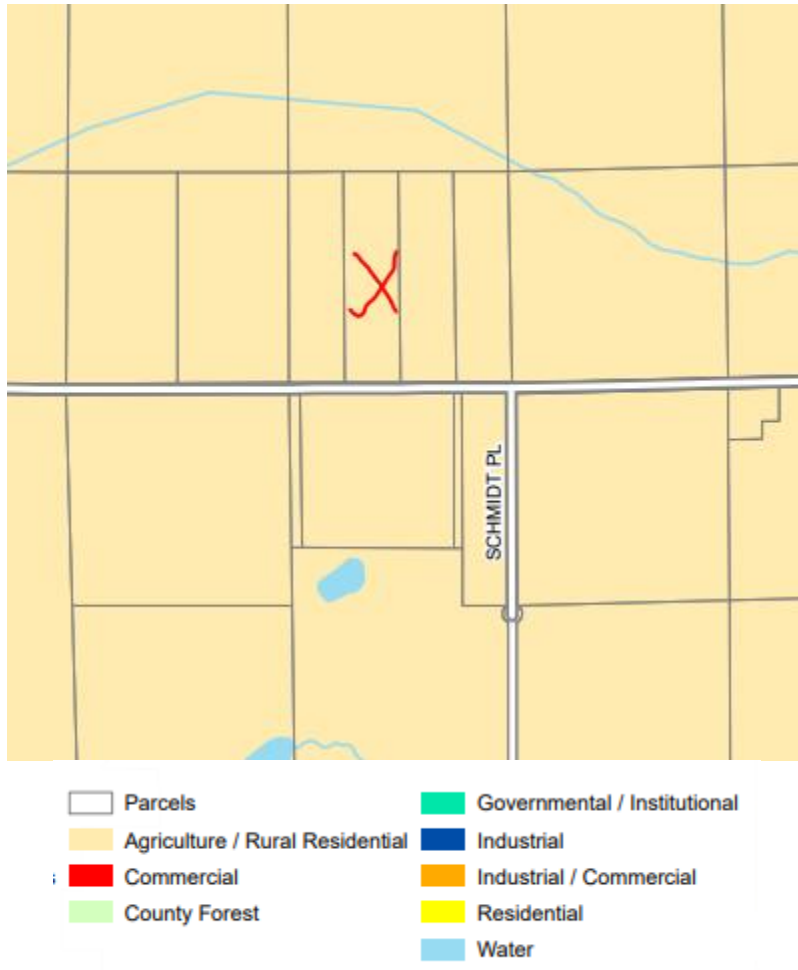


**Map 2: Aerial Photo**  
(Source Data: Marathon County GIS)





**Map 3: Zoning Map**  
(Source Data: Village of Kronenwetter)



**Map 4: Future Land Use Map**  
(Source Data: Village of Kronenwetter)

**LEGAL DESCRIPTION OF PROPERTY:**

3664 Martin Road - SEC 03-27-08 PT OF SE 1/4 SE 1/4 BEG 330' E OF SW COR N 1320' E 330' S 1320' W 330' TO BEG

**ZONING:**

RR5 – Rural Residential 5

**ACREAGE:**

10.00 acres

**LEGAL NOTIFICATION:**

A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 6, 2025 and Monday, October 13, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on October 9, 2025.

**PROPOSED CONDITIONAL USE:** CONDITIONAL USE PERMIT for a COMMERCIAL ANIMAL ESTABLISHMENT, PROFESSIONAL DOG TRAINING BUSINESS

<b>DEVELOPMENT PATTERN (AND ZONING):</b>	Subject Property:	RR5
	North:	AR
	South:	AR
	East:	RR5
	West:	RR5

**INTRODUCTION**

Drew Rupp requests a Conditional Use Permit for a Commercial Animal Establishment to operate a Professional Dog Training Business. The proposed conditional use includes the operation of a board and train program providing general obedience training for dogs.

All training activities will take place within an existing 1,392 square foot outbuilding located on the property. This outbuilding will be used solely for dog training purposes and is not open to the public. No alterations to the building’s exterior or surrounding land are proposed as part of this use.

The business will operate as a board and train program. Dogs are dropped off for a set period of time (typically 1-3 weeks) and reside on-site for the duration of their training. Training will be conducted by the business owner only. There will be no group classes, or public sessions or multiple staff involved. No more than 3 dogs will be in training at one time, with an average of 2.

**RECOMMENDED MOTION**

The Plan 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.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff’s comments as it relates to each.

**2017 Act 67**

- requires that standards governing conditional uses be “reasonable and, to the extent practicable, measurable...
- prohibits a community from basing a conditional use permit decision on “personal preferences or speculation.”
- instructs that, where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

**FINDINGS OF FACT CONDITIONAL USE**

**1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?**

The proposed Conditional Use Permit for a Commercial Animal Establishment to operate a Professional Dog Training Business is located on property zoned RR5. The proposed use is allowed with the issuance of a Conditional Use Permit with in RR5 – Rural Residential 5 Zoning District. The Future Land Use Map has this parcel zoned Agricultural/Rural Residential. A Commercial Animal Establishment is a permitted use in AR – Agricultural and Residential.

Professional dog training falls under the definition of a kennel. *To obtain a kennel license in an RR-2 or RR-5 District, such license shall only be granted as a conditional use permit as set forth in chapter 520, zoning, of the Code of the village of Kronenwetter.*

**2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue 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?**

By meeting the requirements of the Zoning Ordinance (§ 520-23 L. Commercial animal establishment, § 200-5. - Number of dogs and cats permitted and § 200-6. – Kennels), the proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area. Due to size of the parcel, its rural location and limiting the number of dogs in training (total of 3 or less) there will be minimal impact on the property and surrounding area as it relates to those the factors mentioned above.

**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?**

The parcel is zoned RR5 and surrounded by a RR5 and AR zoned properties. The conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts. The training and boarding of 2-3 dogs will take place within an existing outbuilding located on the property. As a result, the land use, land use intensity and land use impacts remain unchanged.

**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?**

No other improvements, facilities, utilities or services are required.

**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?**

The proposed Commercial Animal Establishment to operate a Professional Dog Training Business will operate as a board and train program that will provide general obedience training. This aligns with the Villages goal of encouraging small business growth. The business will operate on a rural

property in a manner respectful of the rural residential character of Kronenwetter. Services provided will contribute to community, character and quality of life values by limiting the number of dogs in training. Dogs will not be left unattended, outdoor training will be structured and supervised, and appropriate measures will be taken to control noise.

# Conditional Use Permit Application

Application Fee: \$350 Regular Meeting / \$500 Special Meeting

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3<sup>rd</sup> Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



### Applicant Information

1. Applicant Name Drew Rupp Phone Number (712) 395-8698  
 Address 3664 Martin Rd, Kronenwetter, WI, 54455  
 Email drew.rupp10@gmail.com
2. Owner Name Drew Rupp Phone Number (712) 395-8698  
 Address 3664 Martin Rd, Kronenwetter, WI, 54455  
 Email drew.rupp10@gmail.com
3. Prepared By Company Name Focused K9 LLC Name Drew Rupp  
 Address 3664 Martin Rd, Kronenwetter  
 Phone Number (712) 395-8698 Email focusedk9lessons@gmail.com

### Property Information

4. Property Address 3664 Martin Rd, Kronenwetter, WI, 54455
5. Parcel Identification # (PIN) 14527080340994 6. Parcel Acreage 10
7. Legal Description (attach additional sheet if necessary) Attached
8. Conditional Use request from § 520- 23 of the Zoning Ordinance to allow Dog Kennel

9. Generally describe the current zoning and land uses of the subject property and surrounding properties:

Subject Property	<u>Rural Residential</u>	Zoning	<u>RR5</u>
North	<u>Agriculture and Residential</u>	Zoning	<u>AR</u>
South	<u>Agriculture and Residential</u>	Zoning	<u>AR</u>
East	<u>Rural Residential</u>	Zoning	<u>RR5</u>
West	<u>Rural Residential</u>	Zoning	<u>RR5</u>

**Required Attachments**

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a 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:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, 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 other plan, program, map or ordinance adopted by the Village?
- 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?
- 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?
- Dose the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts?

**Applicant Acknowledgement**

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Drew Rupp

8/25/2025

Applicant

Date

Drew Rupp

8/25/2025

Owner

Date

Drew Rupp

8/25/2025

Prepared By

Date

**FOR OFFICE USE ONLY:**

Application Received 8-26-25

Check # 100

**Plan Commission:**

Meeting Date \_\_\_\_\_

Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

**Statement of Compliance with the Village of Kronenwetter Comprehensive Plan**  
*Submitted in Support of Conditional Use Permit Application for Focused K9 LLC*

This application is submitted to request a Conditional Use Permit for the operation of a professional dog training business, Focused K9 LLC, located on the subject property. The proposed conditional use includes the operation of a board and train program providing general obedience training for dogs.

All training activities will take place within an existing 1,392 square foot outbuilding located on the property. This outbuilding is used solely for dog training purposes and is not open to the public. No alterations to the building's exterior or surrounding land are proposed as part of this use.

**Description of Activities:**

- The business will operate as a board and train program, meaning client dogs are dropped off for a set period of time (typically 1–3 weeks) and reside on-site for the duration of their training.
- General obedience training is the primary service provided, including skills such as sit, down, stay, recall, leash walking, and place work.
- Training will be conducted by the business owner only; there are no group classes, public-facing sessions, or multiple staff involved.
- No more than 3 dogs will be in training at one time, with an average of 2. This ensures individual attention and minimal impact on the property and surrounding area.

This statement outlines how the proposed use aligns with the goals and objectives of the Village of Kronenwetter Comprehensive Plan (2019) and demonstrates that the business is compatible with the character, vision, and priorities of the Village.

**1. Economic Development Alignment**

Focused K9 LLC contributes to the Village's goal of encouraging small business growth and fostering a diverse local economy (Comprehensive Plan, Chapter Seven). As a locally owned and operated service, the business:

- Supports entrepreneurship within the Village.
- Expands professional service offerings for residents.
- Has potential to create local jobs in training and administrative roles.



This aligns directly with the Village’s economic development strategy to encourage the growth of existing businesses and promote high-quality, locally based services.

**2. Land Use Compatibility**

The business operates on private property in a manner that is low-impact, discreet, and respectful of the rural residential character of Kronenwetter (Comprehensive Plan, Chapter Eight). Specifically:

- Dogs are not left unattended outside.
- Outdoor training is limited to structured, supervised activities.
- Noise is controlled using bark collars, training protocols, and soundproofing measures.
- The average number of dogs in training at any given time is two, with no more than three dogs at one time.
- There is no traffic impact on the neighborhood, as dogs are dropped off by appointment and remain on-site for the duration of training. There is no ongoing flow of client visits or pickups.

The business does not change the underlying residential nature of the property and complies with the intent of conditional use designations for home-based or specialty services.

**3. Public Safety Benefits**

Focused K9 LLC directly supports the Village’s public safety goals (Chapter Four) by:

- Reducing dog-related nuisance calls or bite incidents through professional training, especially with reactive dogs.
- Educating owners on responsible pet handling.
- Potentially supporting local law enforcement with future training and behavioral support for community safety initiatives.

These services promote safer neighborhoods and reduce the risk of incidents involving untrained or poorly managed pets.

**4. Environmental and Waste Management Practices**

The business utilizes a local garbage removal service for proper waste disposal and maintains a clean, sanitary training environment (Chapter Two: Natural Resources). There is no outdoor kennel boarding. All dogs are housed indoors under direct supervision, ensuring:

- No soil or water contamination.
- No excessive barking or environmental disruption.
- Responsible use of the land consistent with Village values on preserving open space and rural aesthetics.

**5. Community Character and Quality of Life**

Residents choose Kronenwetter for its rural setting, quality of life, and strong sense of community. Focused K9 LLC contributes to those values by:

- Offering personalized, professional services that keep dogs in homes and out of shelters.
- Providing convenience through in-home lessons tailored to each family’s needs.
- Limiting the number of dogs in training (total of 3 or less at any time) to ensure quality, safety, and minimal impact—distinctly different from a boarding kennel.

This approach helps strengthen the Village’s character as a safe, family-friendly, and service-oriented community.

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**Conclusion**

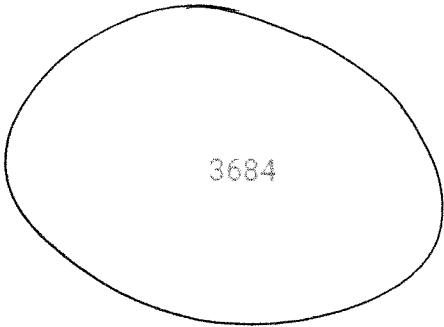
Focused K9 LLC respectfully requests consideration for a conditional use permit as a use that is fully aligned with the Village of Kronenwetter Comprehensive Plan. The business operates in a manner that is responsible, community-conscious, and supportive of the Village’s long-term goals for land use, public safety, economic development, and rural character preservation.

LEGAL DESCRIPTION

The land referred to in this commitment, situated in the Village of Kronenwetter, County of Marathon, and State of Wisconsin, is described as follows:

That part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section Three (3), Township Twenty-seven (27) North, Range Eight (8) East, in the Town (now Village) of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said forty acre parcel; thence East along the South line thereof 330 feet to the point of beginning; thence North, 1320 feet more or less parallel with the West line of said forty to the North line of said forty, thence East 330 feet along the North line of said forty; thence South, 1320 feet more or less, to the South line of said forty; thence West 330 feet to the point of beginning; EXCEPTING therefrom those parts used for roadway purposes.



3664

No alterations

# Kennel Permit Application

License Fee: \$75 per year (paid w/application)



*Kennel* means a facility where dogs, cats or other animals are kept for boarding, grooming, training, breeding, purchase, sale or similar purposes for compensation. Such establishments may include incidental sale of pet supplies. This does not include animal shelters or a facility owned or operated by a veterinarian where animals are boarded only in conjunction with the provision of veterinary care.

### Applicant Information

Applicant's Name Drew Rupp Phone Number (712) 395-8698

Kennel Name Focused K9 LLC Phone Number (712) 395-8698

Property Address 3664 Martin Rd City Kronenwetter State WI Zip Code 54455

Application Year 2025

New Application or Renewal (Circle One)

### Property Information

Section 03 Township 27 Range 08 Parcel Identification # (PIN) 14527080340994

Parcel Acreage 9.96 Zoning District Rural Residential 5

### Operations Information

Number of Dogs Max 3

Reason for requesting a kennel permit: Focused K9 LLC is seeking a Kennel permit to legally operate a small scale board and train program focused on obedience. The business provides individualized training for a limited number of dogs at a time.

Where will animals be kept: All dogs will be housed indoors in a non-attached outbuilding specifically designed for training and boarding.

### Required Attachments

- Operational Plan narrative explaining how the applicant intends to meet §200-6(F), which is found below: (Not Required for Renewal Licenses, unless requested by Village Staff)

§200-6(F) Operations. All kennels shall comply with the following standards:

- There shall be sufficient clean, dry bedding to meet the needs of each individual animal. Litter and/or bedding material shall be changed as often as necessary and there shall be adequate ventilation to prevent an odor nuisance.

- (b) Feces shall be removed from pens and enclosures as often as necessary to prevent unsanitary conditions and odor nuisance.
- (c) All cages and enclosures are to be of a nonporous material for easy cleaning and disinfecting and shall have secure latches in good repair. Each cage must be of sufficient size that the animal will have room to stand, turn, and stretch out to its full length.
- (d) The floor and walls of any room in which animals are kept shall be covered with impervious, smooth, cleanable surface. The floors and walls shall be cleaned and disinfected as often as necessary to prevent an odor nuisance.
- (e) The premises shall be kept free of insect and rodent infestations. Food supplies shall be stored in rodent-proof containers.
- (f) There shall be available hot water for washing cages. Fresh drinking water shall be available to all species at all times. All water containers shall be mounted so the animal cannot easily turn them over, and be removable for cleaning.
- (g) Food for all animals shall be served in a clean dish so mounted that the animal cannot readily tip it over or defecate or urinate in same.
- (h) All animals must be fed and watered according to the accepted procedure for that species and cages cleaned every day.
- (i) Shade from the direct rays of the sun shall be provided for all animals.

2. Property Map which shows the property boundaries, residential structures on the property, the location of any animal related facilities, and the setbacks from the property lines for any structures used to house animals. *(Not Required for Renewal Licenses, unless requested by Village Staff)*

3. Animal Information for each animal owned, harbored, or kept under the Kennel License.

**Applicant Acknowledgement**

All information included in this application is true to the best of my knowledge. I have read "§200-6. Kennels" and understand the regulations that govern the Kennel License. I understand that upon notice of any violation I will be allowed up to 30 days, following written notification of any violations of this Chapter or any subsection of this chapter by the humane officer or their designee, to correct any violations. Failure to correct these violations shall result in immediate revocation of the license by the Village Board.

Drew Rupp  
Applicant

10/09/2025  
Date

**FOR OFFICE USE ONLY:**

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

**Plan Commission:**

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

**Village Board:**

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

**Permit Information:**

Permit# \_\_\_\_\_

Issue Date \_\_\_\_\_

Expiration Date \_\_\_\_\_



**Focused K9 LLC – Kennel Operations and Recordkeeping Standards**

The kennel facility has been designed and will be operated in full compliance with all required operational standards. Each dog will have clean, dry bedding provided on raised dog beds, which are sanitized and refreshed as needed to maintain comfort and cleanliness. The facility's ½-inch HDPE kennel walls and rubber flooring provide nonporous, impervious surfaces that are easy to clean and disinfect, ensuring all enclosures remain sanitary and odor-free.

Feces will be removed promptly throughout the day to prevent unsanitary conditions, and all floors, walls, and kennel areas will be cleaned and disinfected daily or as necessary. The building is well-ventilated to prevent odors and maintain air quality.

Each kennel features secure latches and is sized to allow dogs to stand, turn, and stretch comfortably. The rubber flooring provides a slip-resistant, cushioned surface for joint safety and hygiene. Food and water are provided in mounted, spill-resistant dishes, with fresh water available at all times. Food is stored in sealed, rodent-proof containers to maintain freshness and prevent infestation.

The facility includes hot water access for washing and disinfecting equipment and kennels, and is maintained to be free of insects and rodents. Shade and climate control are provided year-round to protect dogs from heat and ensure a safe, comfortable, and sanitary environment at all times.

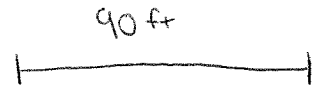
All client and animal information will be securely stored and managed through HoneyBook, a professional client management platform. Each dog enrolled in the program will have an individual digital profile containing their vaccine records, signed contracts, feeding instructions, medical needs, and training progress notes. This system allows for organized recordkeeping, easy updates, and quick access to important details during a dog's stay. HoneyBook's encrypted cloud storage ensures all client and animal data is kept confidential, accurate, and securely backed up.



3664  
Residential

Kenel

3684



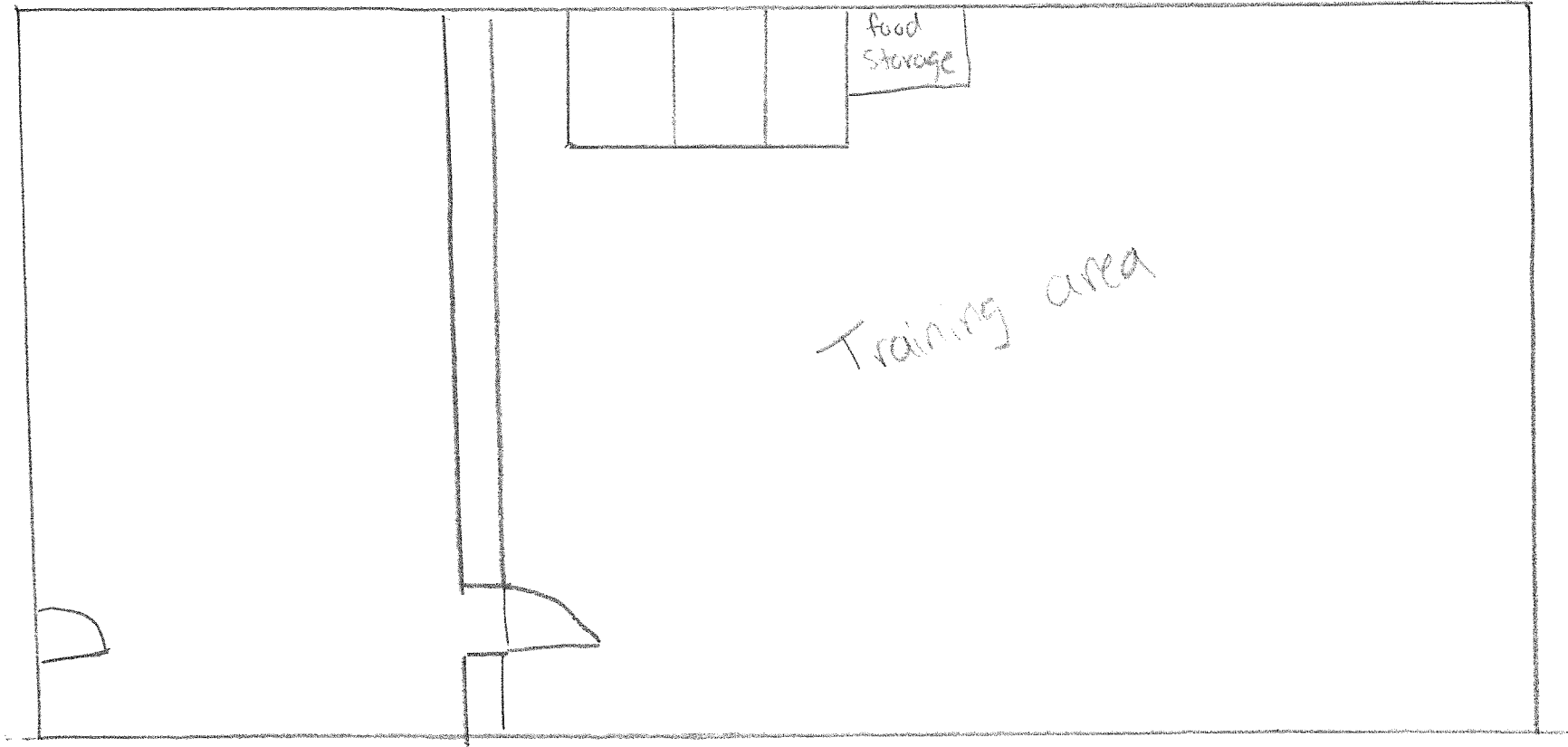
Property Map

Focused K9 LLC Indoor Kennel

Section 3, Item E.

- Kennels constructed of 1/2" HDPE Plastic
- Hot water available
- Rubber flooring with raised dog bed in each kennel

Three 4'x6' Kennels with attached food and water dishes





## Report to Planning Commission

**Agenda Item:** MILESTONE MATERIALS, 1066 Maple Ridge Road, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation

**Meeting Date:** October 20, 2025

**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:** MILESTONE MATERIALS, 1066 Maple Ridge Road, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation.

**OBJECTIVE(S):** To review the Conditional Use Permit and related documents for a Nonmetallic Mining Operation located at 1066 Maple Ridge Road, Mosinee, WI, 54455.

**HISTORY/BACKGROUND:** Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on property located at 1066 Maple Ridge Road, Mosinee, WI, 54455.

**RECOMMENDED ACTION:** The Plan 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.

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

- (1) Is the proposed conditional use in harmony with the comprehensive plan, this chapter, and any other plan, program, or ordinance adopted by the village?
- (2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue 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?
- (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?
- (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?

Section 3, Item F.

Note: See Staff's Report for comments as it relates to each of the criteria mentioned above.

2017 Act 67

- requires that standards governing conditional uses be “reasonable and, to the extent practicable, measurable...”
- prohibits a community from basing a conditional use permit decision on “personal preferences or speculation.”
- instructs that, where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

**ATTACHMENTS:** Conditional Use Permit application and Staff Report.

# MILESTONE MATERIALS, 1066 MAPLE RIDGE ROAD, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation

## STAFF REPORT FOR PLAN COMMISSION

### PUBLIC HEARINGS/ MEETINGS:

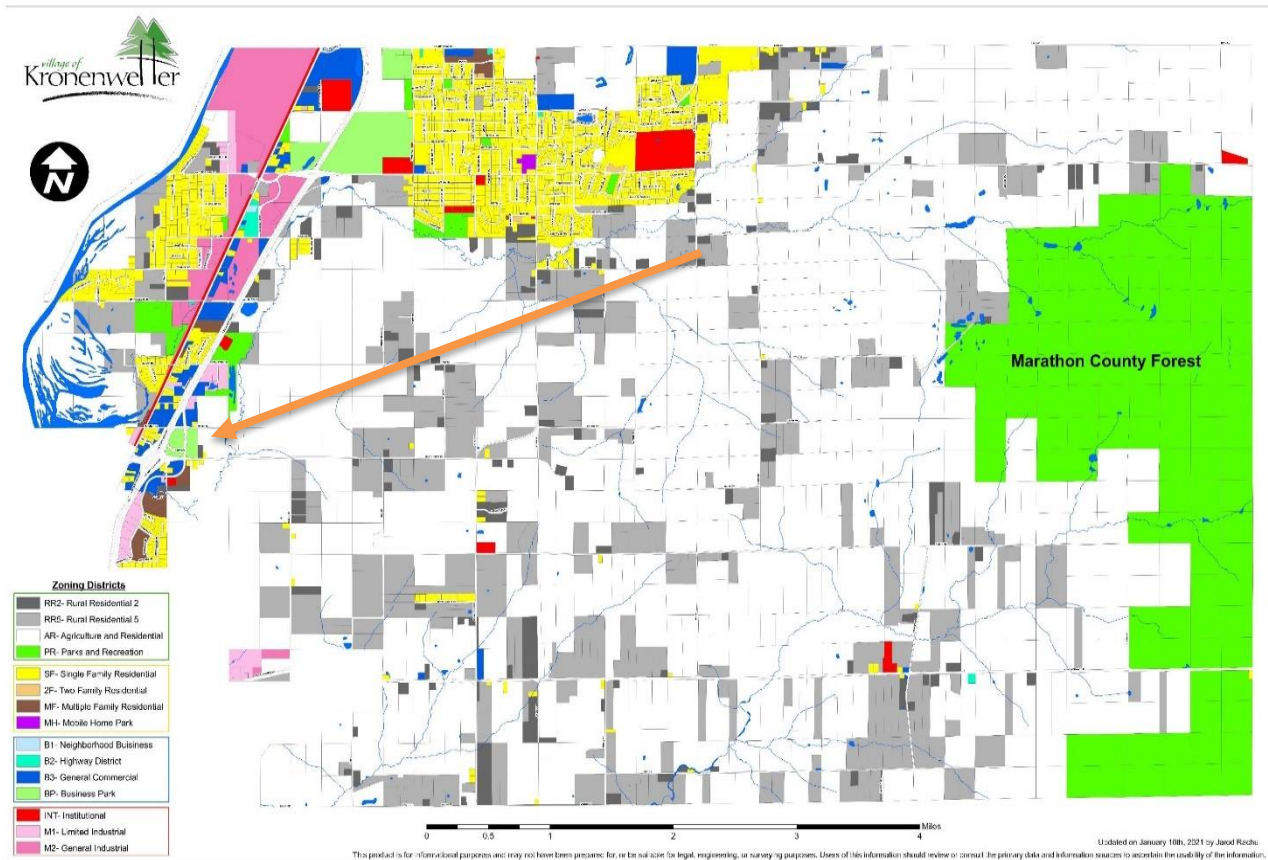
Plan Commission Public Hearing: 6:00 p.m. October 20, 2025

### APPLICANT:

Milestone Materials  
920 10th Avenue North  
Onalaska, WI, 54650

**LOCATION OF REQUEST:** 1066 Maple Ridge Road, Mosinee, WI 54455 (See Map 1)

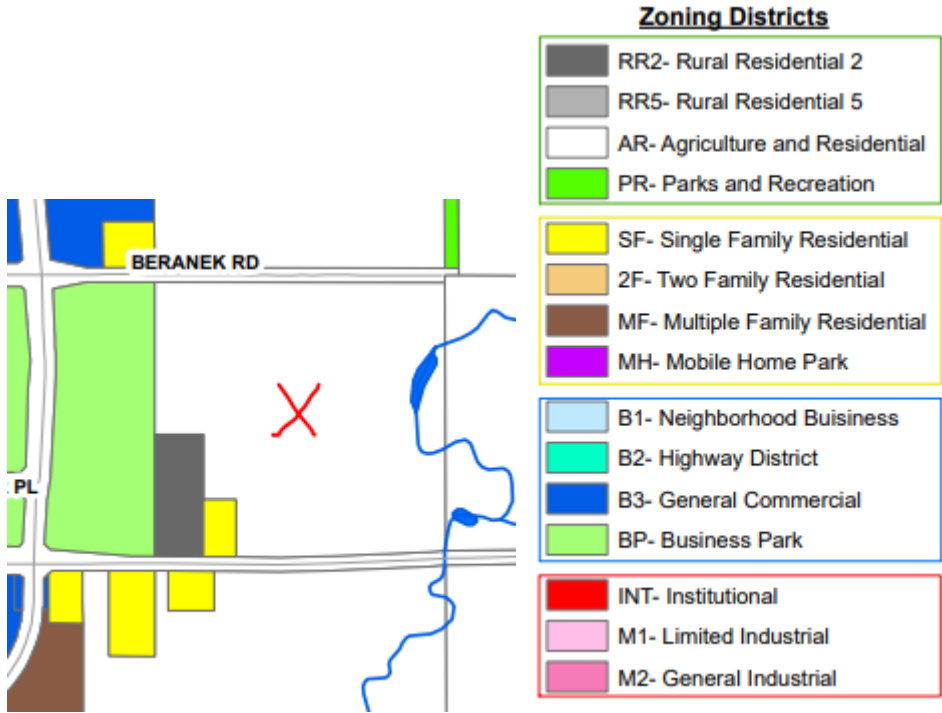
### VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



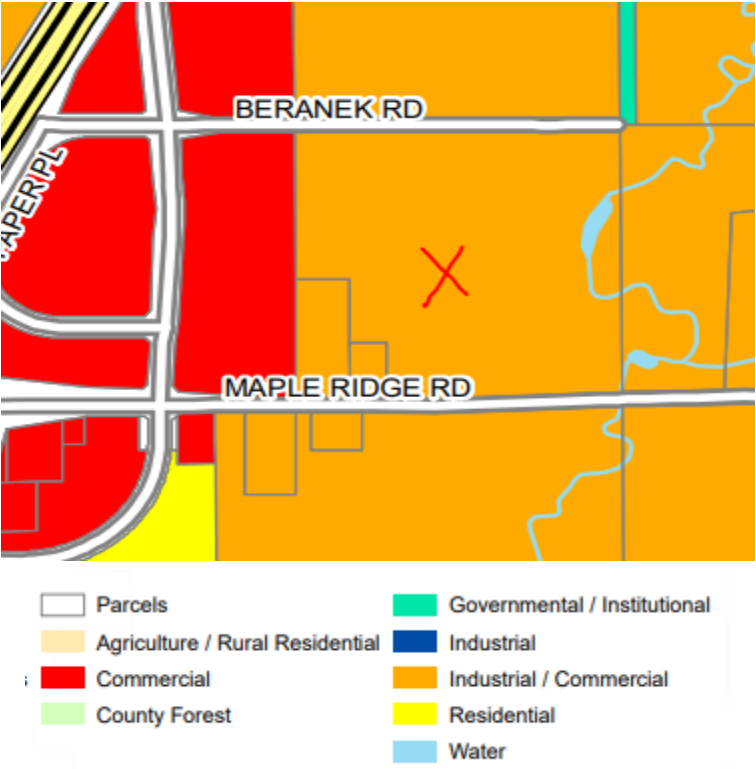
**Map 1: Location Map**  
(Source Data: Village of Kronenwetter Zoning Map)



**Map 2: Aerial Photo**  
(Source Data: Marathon County GIS)



**Map 3: Zoning Map**  
 (Source Data: Village of Kronenwetter)



**Map 4: Future Land Use Map**  
 (Source Data: Village of Kronenwetter)



**LEGAL DESCRIPTION OF PROPERTY:**

1066 Maple Ridge Rd - SEC 22-27-07 NE 1/4 NW 1/4 EX VOL 492D-640 VOL 500D-542 VOL 507D- 502

**ZONING:**

AR – Agricultural and Residential

**ACREAGE:**

36.00 acres

**LEGAL NOTIFICATION:**

A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 6, 2025 and Monday, October 13, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on October 9, 2025.

**PROPOSED CONDITIONAL USE:** CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation.

**DEVELOPMENT PATTERN (AND ZONING):**

Subject Property:	AR
North:	AR
South:	AR,
East:	AR
West:	BP, RR2 and SF

**INTRODUCTION**

Milestone Materials has applied for a conditional use permit (CUP) for a nonmetallic mining operation on a property located at 1066 Maple Ridge Road.

The subject parcel is 36 acres (20 acres agricultural land ,11 acres undeveloped and 5 acres residential) and is currently zoned AR – Agricultural Residential. The site is bordered on the north by Beranek Road and on the south by Maple Ridge Road. It is mostly surrounded by AR – Agricultural Residential with mixture of BP – Business Park, RR2 – Rural Residential 2 and SF – Single Family zoning districts to the West.

Startup operations would consist of construction of the two proposed access points; one on Beranek Road and one on Maple Ridge Road. A hard-surfaced driveway will be constructed on Maple Ridge Road and extend a minimum of 50 feet into the property. A typical crushed rock driveway will be built to access Beranek Road. Both of these access points will be equipped with a locking gate.

The topsoil and overburden will be removed and used to build the berm as mining progresses. Once overburden has been removed, the extraction will begin with typical dry excavation followed by mining below the water table using a hydraulic dredge.

Aggregates will typically be stockpiled just east of the mining area and then hauled to the American Asphalt Facility for further processing. However, at times, the aggregates may be hauled by end-loaders a short distance to an onsite crushing and screening plant where the sand and gravel is

crushed and sized into various products. The crushed and screened materials would then be stockpiled on site.

The mining and processing of aggregates will be between the hours of 7:00 am and 6:00 pm, Monday through Friday. Maintenance and servicing of equipment may take place outside of the normal operation hours. A 7:00 am to 12:00 pm Saturday shift may be required. There may be situations that would require hauling after these normal hours. If this is the case, the Village will be contacted.

Marathon County requires a Reclamation Permit be approved to ensure the site is restored to a purposeful and acceptable landscape appearance and use. This site is proposed to be reclaimed as a pond for recreational and wildlife purposes. Reclamation occurs progressively and concurrently with the development and progression of mining activity through the various areas of the operation. Upon final placement and grading of subsoil, topsoil will be evenly placed on the backfilled areas, graded to properly drain and seeded. This procedure will be followed until the reclamation is completed. Final reclamation will include a pond approximately 11 acres in size.

**RECOMMENDED MOTION**

The Plan 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.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff’s comments as it relates to each.

**2017 Act 67**

- requires that standards governing conditional uses be “reasonable and, to the extent practicable, measurable...”
- prohibits a community from basing a conditional use permit decision on “personal preferences or speculation.”
- instructs that, where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

**FINDINGS OF FACT CONDITIONAL USE**

**1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?**

The proposed nonmetallic mining operation is located on property zoned AR – Agricultural Residential. The only zoning districts that allow Nonmetallic Mineral Extraction, with an approved Conditional Use Permit, are AR – Agricultural Residential and M2 – General Industrial. The parcel where they propose a nonmetallic mining operation is zoned Industrial/Commercial on the Future Land Use Map. The 2019 Comprehensive Plan encourages industrial use in the area. A large portion of this parcel is located in Zone AE Floodplain and Floodway.

**2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue 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?**

Nonmetallic Mineral Extraction is a Conditional Use within the AR – Agricultural Residential Zoning District. There are single family residential homes adjacent to the proposed mining area. In addition, there are single family homes across Maple Ridge to the south and across Beranek Road to the north. Berms will be constructed around the perimeter as mining progresses. In addition, a security fence will be installed around the outside of the berms. Traffic in this area will be increased for a few months each year. The trucks will primarily be hauling the sand and gravel directly to one customer, American Asphalt.

Wisconsin DNR General WPDES Storm Water Permit and Wisconsin DNR Air Emissions Permit are required. In addition, erosion, surface water runoff, dust and noise control measures will be put in place. Finally, the applicant must submit a reclamation plan prepared in accordance with the Wisconsin Administrative Code and the county nonmetallic mining reclamation ordinance. By meeting the requirements of the Zoning Ordinance and complying with conditions of approval will eliminate any adverse effects on the public health, safety, or general welfare.

**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?**

The parcel is zoned AR – Agricultural Residential and mostly surrounded by AR – Agricultural Residential with mixture of BP – Business Park, RR2 – Rural Residential 2 and SF – Single Family zoning districts to the West. By meeting the requirements of the Zoning Ordinance, the conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts as they exist today and those shown on the Future Land Use Map.

**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?**

No additional utilities or improvements would be needed to support the mineral extraction operation. Startup operations would consist of construction of the two proposed access points; one on Beranek Road and one on Maple Ridge Road. A hard-surfaced driveway will be constructed on Maple Ridge Road and extend a minimum of 50 feet into the property. A typical crushed rock driveway will be built to access Beranek Road. Both of these access points will be equipped with a locking gate.

**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?**

The proposed nonmetallic mine will provide a local and reliable source of aggregate necessary for future infrastructure and public and private community development. The products produced at this site would be used to make hot mix asphalt, concrete, landscaping materials, and other aggregate products important to the community.

# NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION

**JUNIOR RIDGE**  
**MILESTONE MATERIALS**  
**A DIVISION OF MATHY CONSTRUCTION COMPANY**  
**MAPLE RIDGE ROAD, VILLAGE OF KRONENWETTER**  
**MARATHON COUNTY, WISCONSIN**

**SUBMITTED TO:**  
**VILLAGE OF KRONENWETTER**  
**SEPTEMBER 2025**



# COMPLETED FORM & APPLICATION FEE

NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF KRONENWETTER

# Non-Metallic Mining Conditional Use Permit Application

Application Fee: \$300

A non-metallic mining conditional use permit is required for any mining activity in the Village. There are also additional permits required by the County and State of Wisconsin.

Plan Commission Meetings are held on the 3<sup>rd</sup> Monday of each month. Village Board Meetings on conditional use applications typically take place on the 4<sup>th</sup> Monday of each month.

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



1. Applicant Name Milestone Materials Phone Number 608-779-6608  
 Address 920 10th Avenue North, Onalaska, WI, 54650  
 Email andrew.peters@mathy.com

2. Owner Name WES ANN Inc. Phone Number N/A  
 Address 143750 Mount Vista Road, Mosinee, WI, 54455  
 Email N/A

3. Parcel ID#(s) 145-2707-222-0999

4. Legal description of the site NE 1/4 of the NW 1/4 of S 22, T27N, R7E, except lands described in  
Volume 492D-640, Volume 500D-542, and Volume 507D-502

5. Total area to be affected by this project. Include areas for stockpiling, processing, conservation practices and any roads to be reclaimed Approx. 23  Square feet OR  Acres

6. Description of the proposed mining operation including type of material extracted and processing methods to be used in mining the site The site will be mined for sand and the sand processed for use in roadway materials. Excavators, processing equipment, & conveyors will be used to extract, move, process, and pile the material.

7.  Observed OR  Estimated elevation of groundwater 1155' msl

Reference depth to a permanent on-site reference point (bench mark).

8. Estimated volume of materials to be extracted 25,000\* cubic yards. (Include only the volume to be extracted in the time period covered by this application) \*Estimated per year extraction. Varies based on demand.

9. Estimated timetable for beginning and ending of operations on the site including any phases or stages 10 - 15 Years\* (see above disclaimer)

10. A. If operation is intended to be seasonal, list the months of operation

January through December

B. Daily hours of operation

Monday	7	a.m. to	6	p.m.
Tuesday	7	a.m. to	6	p.m.
Wednesday	7	a.m. to	6	p.m.
Thursday	7	a.m. to	6	p.m.
Friday	7	a.m. to	6	p.m.
Saturday	7	a.m. to	12	p.m.
Sunday		a.m. to		p.m.

11. Are any temporary erosion control measures used during excavation?  Yes OR  No  
 (If yes, the measures to be used must be shown on the plan. If no, explain why none are needed.)  
 Silt fence will be installed around the perimeter prior to construction of the berm. During

mining operations, no erosion control measures should be required due to self-containment.

12. In addition, the following drawings or documents must be attached to this application. All maps must be drawn at a scale of no less than one (1) inch equals two hundred (200) feet.

- A. Copy of the lease or proof of ownership.
- B. Copies of County and/or State permits or approvals.
- C. Description of anticipated topography, water impoundments, artificial lakes and future land use of the site upon completion of reclamation.
- D. Describe measures to be taken to screen the operation from view of surrounding land uses or an explanation of why such measures are not needed.
- E. A map of the site as it presently exists, include the following:
  - 1. Property boundaries and the location of all structures on or adjacent to the site and the purpose for which each structure and the adjoining land are used.
  - 2. Contours of the affected land at intervals no larger than two (2) feet.
  - 3. The location and names of all streams and roads on or within three hundred (300) feet of the site.
  - 4. Boundaries of previous excavations on the site and the location and description of boundary stakes for the proposed site. The stakes shall be referenced to a permanent reference point. The area stakes shall include all stockpiling and storage areas.
- F. If the site is to be mined in phases, four copies of an operation plan which shall include the following:
  - 1. A plan view and description of sequential phases of mining including haulage ways, storage areas and processing areas.
  - 2. If necessary, attach a plan showing temporary erosion control measures.

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator and his/her designee to enter onto the property for the purposes outlined in the Non-metallic Mining Reclamation Ordinance.

  
 Applicant's Signature

  
 Print Applicant's Name

9-15-25  
 Date



MEMORANDUM OF PURCHASE AGREEMENT

This Memorandum of Purchase Agreement made this 14 day of September, 2025, by and between Wes Ann Inc., a Wisconsin Corporation ("Wes Ann"), as Seller, and WTTC Land Management Co., LLC, a Wisconsin limited liability company ("WTTC"), as Purchaser, and Milestone Materials, a Division of Mathy Construction Company ("Milestone"), as proposed Tenant.

For good and valuable consideration described in the Real Estate Purchase Agreement between the parties dated September 5, 2025 (the "Agreement"), Wes Ann has agreed to sell and WTTC has agreed to purchase that certain real property situated in the Village of Kronenwetter, Marathon County, Wisconsin more particularly described below (the "Property"), under the terms and conditions described in the Agreement. Upon successful closing on its purchase of the Property, WTTC has agreed to lease the Property to Milestone, as the site operator.

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), of Section 22, Township 27 North, Range 7 East, Village of Kronenwetter EXCEPT lands described in Volume 492D-640, Volume 500D-542, and Volume 507D-502. Parcel ID No. 145-2707-222-0999

The Agreement grants WTTC and Milestone the right to apply for and obtain those certain approvals necessary for Milestone's proposed use of the Property related to its mining operations. Accordingly, any approving authorities, including but not limited to the Marathon County Zoning Department, may rely on this memorandum in lieu of a deed and/or lease agreement which will be available upon completion of the transaction. Such transaction is contingent upon WTTC/ Milestone obtaining the approvals necessary for operating the Property.

This Memorandum of Purchase Agreement is not a complete summary of the terms of the Agreement. In the event of conflict between the provisions contained within this Memorandum and the Agreement, provisions within the Agreement shall control.

WITNESS:

Cheryl Rein
Name: Cheryl Rein

SELLER: WES ANN INC.

By: Mark Rein, President

WITNESS:

Katie Klug
Name: Katie Klug

WTTC LAND MANAGEMENT CO., LLC

By: Will Mathy, President

WITNESS: -

Katie Klug
Name: Katie Klug

MILESTONE MATERIALS

By: Will Mathy, Vice President

## Introduction

This application and associated plans provide details of proposed nonmetallic mining activities on and within tax parcel ID 145-2707-222-0999. This area of the Village of Kronenwetter, and specifically, areas east of the Maple Ridge Road & I-39 Interchange Area, have assumed land uses that include nonmetallic mining.

Milestone Materials is applying for a conditional use permit (CUP) to operate a sand mining operation called Junior Ridge on the property. This operation will be used to produce construction aggregates. The following plans have been developed in an effort to fulfill requirements within the Village of Kronenwetter Code of Ordinances.

## Materials

Through geological exploration, the property has been proven to hold substantial aggregate resources. The sand at the site is of high quality and would primarily be used within hot mix asphalt. Topsoil and overburden will be used to create a berm along the north, south, and west sides of the excavation areas. If there is any excess topsoil or overburden it will be stockpiled on site for use in reclamation.

Exploration has shown that as much as one million cubic yards of high-quality sand and gravel aggregate can be mined at the site. The time needed to complete this mining is impossible to predict as it is based solely on demand for the aggregates. However, based on estimates we would expect this reserve to supply construction aggregates for use in the area for approximately 15-20 years.

## Operation

Startup operations would consist of construction of the two proposed access points; one on Beranek Road and one on Maple Ridge Road. A hard-surfaced driveway will be constructed on Maple Ridge Road and extend a minimum of 50 feet into the property. A typical crushed rock driveway will be built to access Beranek Road. Both of these access points will be equipped with a locking gate.

The operations on site will be typical of a sand mining operation. The topsoil and overburden will be removed and used to build the berm as mining progresses. As the berms are constructed, we will install silt fencing at the base of the back side of the berms to ensure any stormwater flowing off the back side of these berms is treated. These berms will then be seeded. A security fence will also be installed on the outside of the site berms

Once overburden has been removed, the extraction will begin with typical dry excavation followed by mining below the water table using a hydraulic dredge. All

extraction activities will be completed within the area labeled as mining area on the attached Operations Plan which is approximately 12.6 acres in size.

Aggregates will typically be stockpiled just east of the mining area and then hauled to the American Asphalt Facility for further processing. However, at times, the aggregates may be hauled by end-loaders a short distance to an onsite crushing and screening plant where the sand and gravel is crushed and sized into various products. The crushed and screened materials would then be stockpiled on site. End-loaders are used to load the product into trucks from the stockpiles. The trucks will primarily be hauling the sand and gravel directly to one customer, American Asphalt.

### **Proposed Hours of Operation**

The mining and processing of aggregates will be between the hours of 7:00 am and 6:00 pm, Monday through Friday. Maintenance and servicing of equipment may take place outside of the normal operation hours. A 7:00 am to 12:00 pm Saturday shift may be required. There may be situations that would require hauling after these normal hours. If this is the case, the Village will be contacted.

The operation will be sporadic and will typically consist of a few months of extraction and hauling operations per year. However, these months could occur at any time throughout the year.

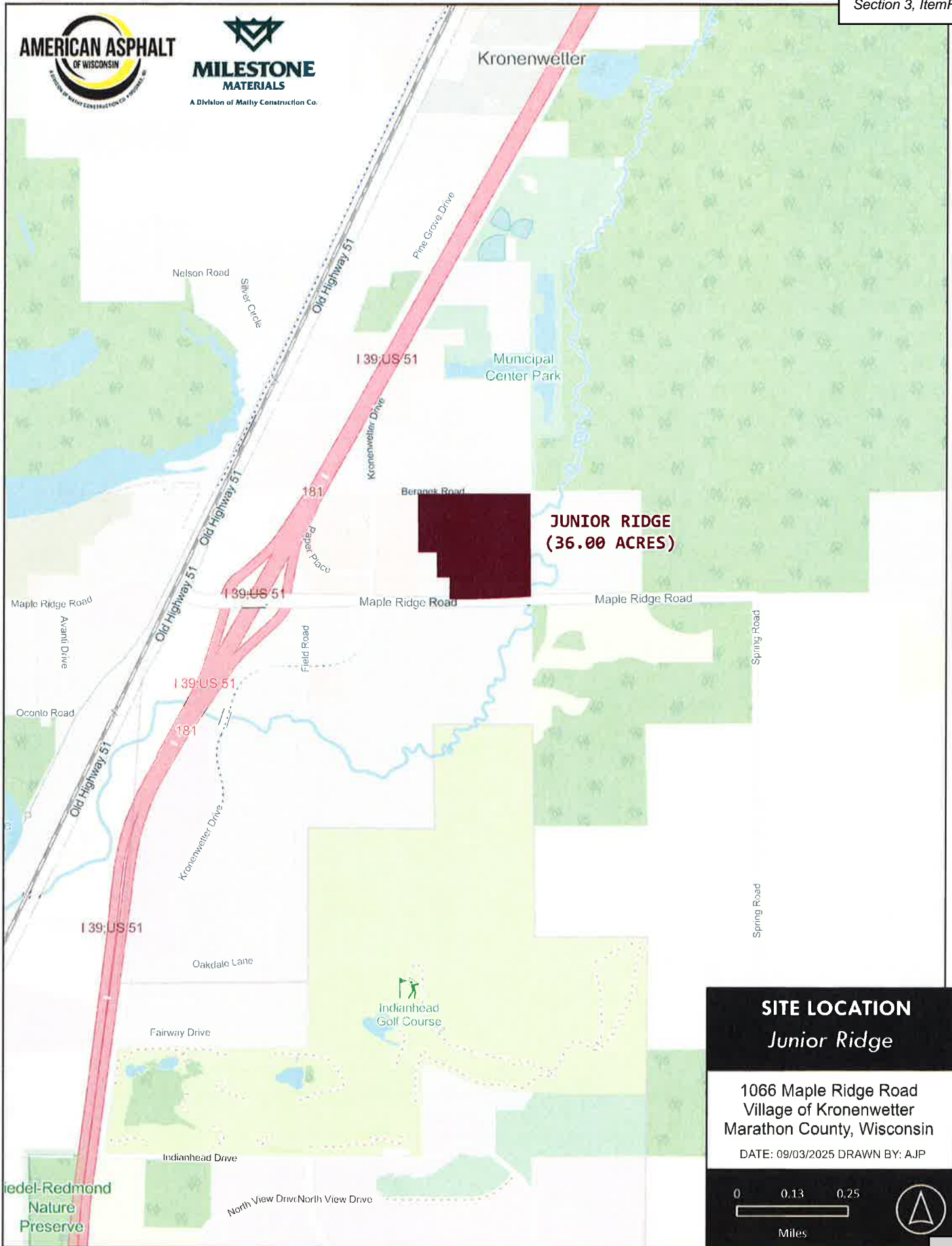
### **Reclamation**

Reclamation occurs progressively and concurrently with the development and progression of mining activity through the various areas of the operation. Final slopes will be blended into the generally flat surrounding land and all areas will be graded to properly drain. Upon final placement and grading of subsoil, topsoil will be evenly placed on the backfilled areas, graded to properly drain and seeded. This procedure will be followed until the reclamation is completed. Final reclamation will include a pond approximately 11 acres in size.

## FIGURES



# NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER



**JUNIOR RIDGE  
(36.00 ACRES)**

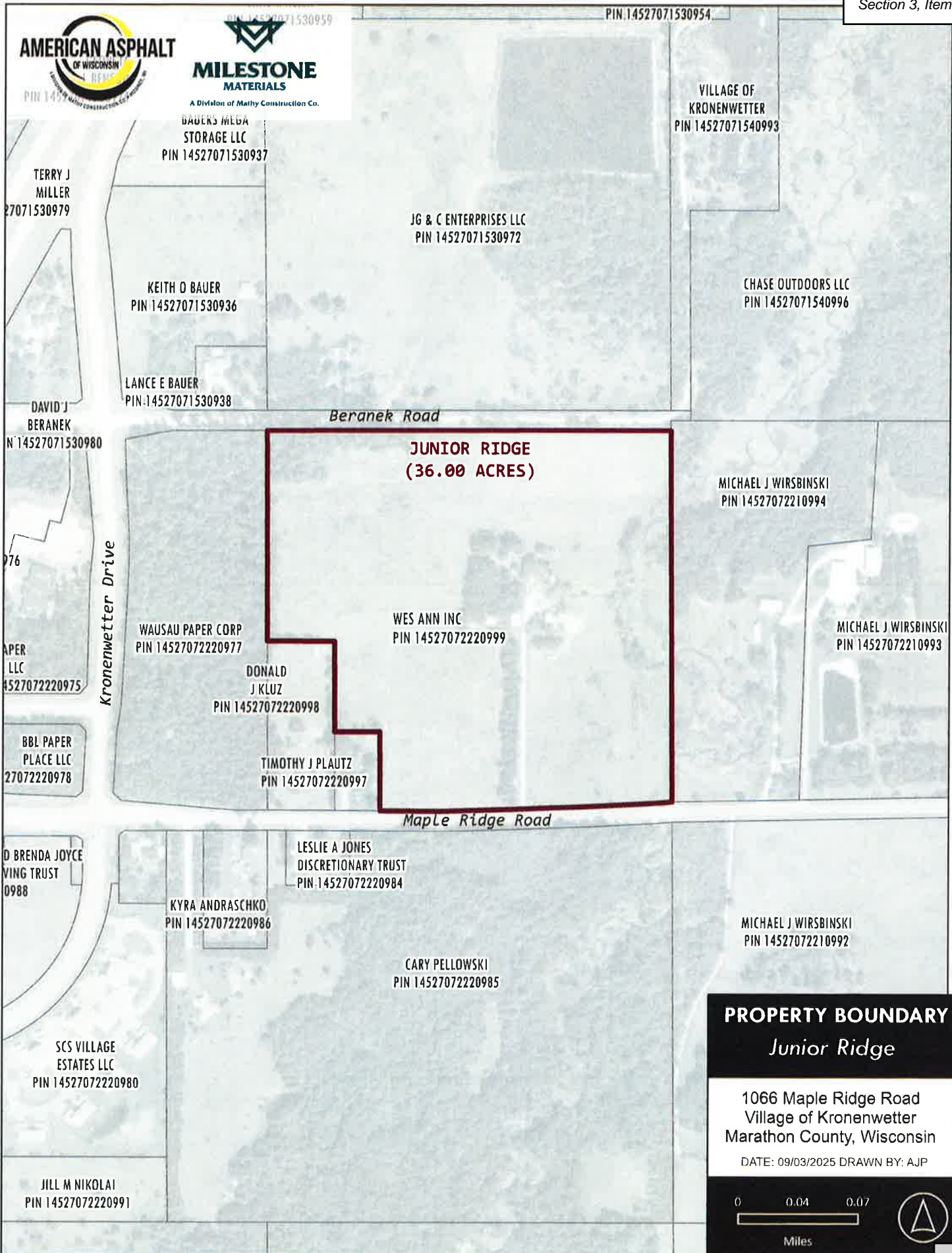
**SITE LOCATION**  
*Junior Ridge*

1066 Maple Ridge Road  
Village of Kronenwetter  
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP







BAUER'S MEGA STORAGE LLC  
PIN 14527071530937

VILLAGE OF KRONENWETTER  
PIN 14527071540993

TERRY J MILLER  
27071530979

JG & C ENTERPRISES LLC  
PIN 14527071530972

KEITH D BAUER  
PIN 14527071530936

CHASE OUTDOORS LLC  
PIN 14527071540996

LANCE E BAUER  
PIN 14527071530938

DAVID J BERANEK  
N 14527071530980

Beranek Road

**JUNIOR RIDGE  
(36.00 ACRES)**

MICHAEL J WIRSBSKI  
PIN 14527072210994

WAUSAU PAPER CORP  
PIN 14527072220977

WES ANN INC  
PIN 14527072220999

MICHAEL J WIRSBSKI  
PIN 14527072210993

Kronenwetter Drive

DONALD J KLUZ  
PIN 14527072220998

PAPER LLC  
14527072220975

BBL PAPER PLACE LLC  
27072220978

TIMOTHY J PLAUTZ  
PIN 14527072220997

Maple Ridge Road

D BRENDA JOYCE VING TRUST  
0988

LESLIE A JONES DISCRETIONARY TRUST  
PIN 14527072220984

MICHAEL J WIRSBSKI  
PIN 14527072210992

KYRA ANDRASCHKO  
PIN 14527072220986

CARY PELLOWSKI  
PIN 14527072220985

SCS VILLAGE ESTATES LLC  
PIN 14527072220980

JILL M NIKOLA I  
PIN 14527072220991

**PROPERTY BOUNDARY**  
*Junior Ridge*

1066 Maple Ridge Road  
Village of Kronenwetter  
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP

0 0.04 0.07  
Miles





- Legend:**
- Wetland Class Areas
  - Rivers and Streams
  - Intermittent Streams
  - Open Water
  - Cities, Towns & Villages**
  - Village
  - City or Village
  - County Boundaries
  - County and Local Roads**
  - Local Road
  - Latest Leaf Off Imagery

**Notes:**

Service Layer Credits:  
 Latest Leaf Off, Priority Navigable Waterways,  
 Waterway Protection, WDMR, Permits &  
 Determinations: WI DNR Bureau of Watershed

**WETLANDS**  
 [Wisconsin DNR -  
 Surface Water Data Viewer]

*Junior Ridge*

1066 Maple Ridge Road  
 Village of Kronenwetter  
 Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP



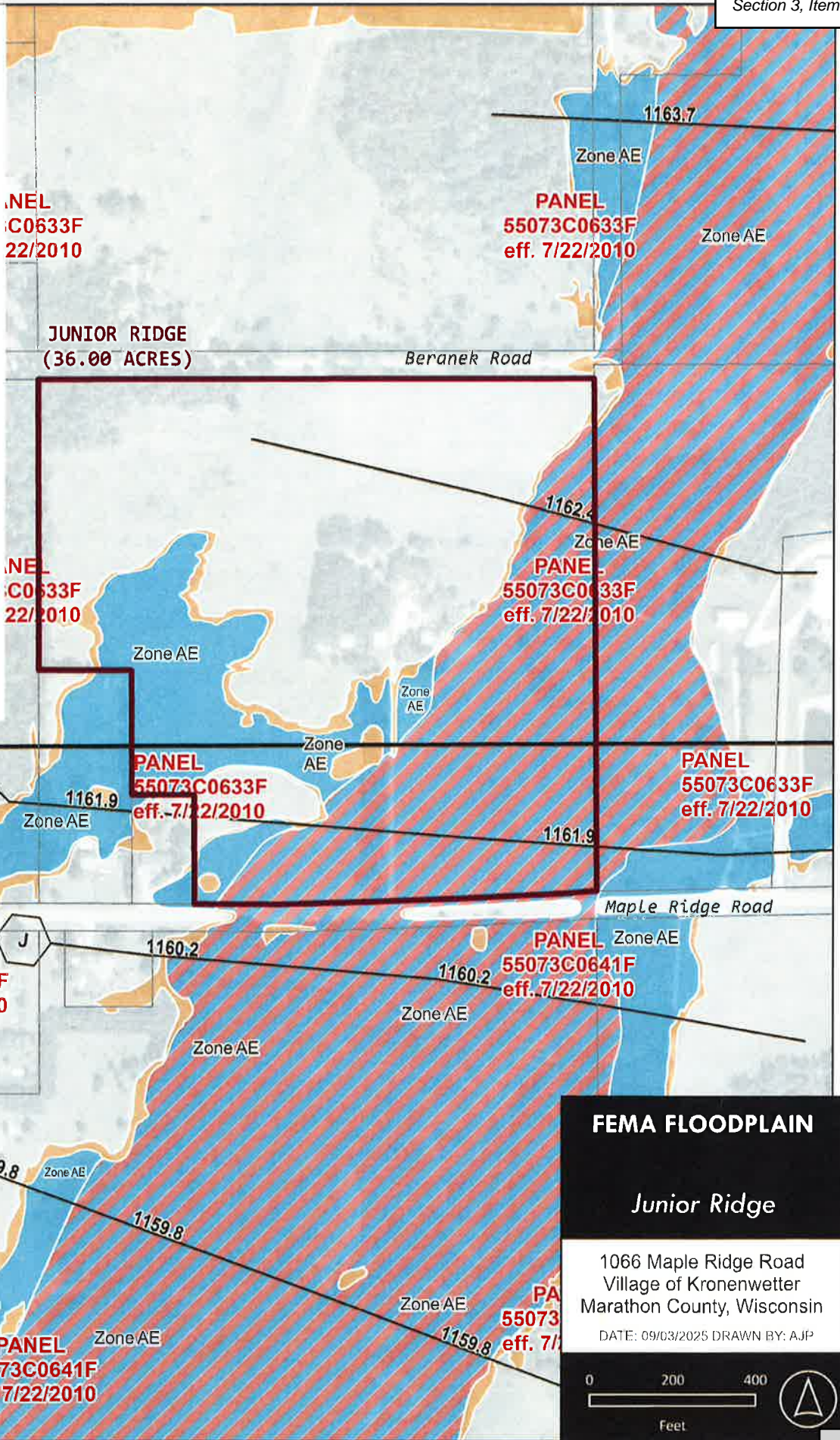
This map is a product generated by ERM systems in accordance with the Wisconsin Department of Natural Resources. This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose, user agrees to be bound by all disclaimers found here: <http://www.wisconsin.gov/dnr>

Date Printed: 9/3/2025 2:41 PM





-  FIRM Panels
-  Cross-Sections
-  Flood Hazard Boundaries
-  LN\_TYP
-  Limit Lines
-  NP
-  SFHA / Flood Zone Boundary
-  Flowage Easement Boundary
-  Flood Hazard Zones
-  Zone Type
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee




**FEMA FLOODPLAIN**

*Junior Ridge*

1066 Maple Ridge Road  
 Village of Kronenwetter  
 Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP

0 200 400  
 Feet



# DRAWINGS



## NONMETALLIC MINING CONDITIONAL USE PERMIT APPLICATION VILLAGE OF KRONENWETTER





### JUNIOR RIDGE (36.00 ACRES)

BERANEK ROAD

BULL JUNIOR CREEK

1160'

1160'

1160'

1170'

1160'

1160'

1160'

1160'

1160'

KRONENWETTER DRIVE

MAPLE RIDGE ROAD

#### EXISTING CONDITIONS Junior Ridge

- Property Boundary
- Contours (10' CI)
- Contours (2' CI)
- Parcel Boundaries

Village of Kronenwetter  
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP







JUNIOR RIDGE (36.0 ACRES)

BERANEK ROAD

50' SETBACK

ACCESS

PROCESSING & STOCKPILING AREA

MINING AREA (12.6 ACRES)

BULL JUNIOR CREEK

1160'

1160'

1160'

1170'

1160'

1160'

1160'

KRONENWETTER DRIVE

1160'

200' SETBACK

50' SETBACK

ACCESS

MAPLE RIDGE ROAD

1160'

### OPERATIONS PLAN Junior Ridge

- Property Boundary
- Mining Extent
- Berm Area
- Berm Gaps for Flood Flows
- Locking Gates
- Bull Junior Creek (West Edge)
- 500' Setback from Bull Junior Creek
- Contours (10' CI)
- Contours (2' CI)
- Parcel Boundaries

Village of Kronenwetter  
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP







### JUNIOR RIDGE (36.0 ACRES)

BERANEK ROAD

KRONENWETTER DRIVE

BULL JUNIOR CREEK

**WATERBODY  
(11.0 ACRES)**

BOTTOM ELEVATION OF APPROXIMATELY 1115'

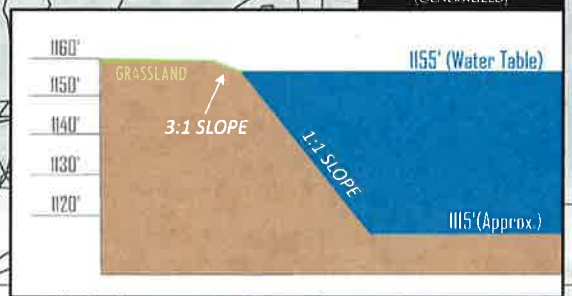
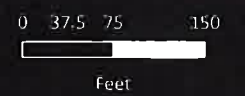
### RECLAMATION PLAN

#### Junior Ridge

- Property Boundary
- Final Waterbody
- Graded & Seeded
- Bull Junior Creek (West Edge)
- Contours (10' CI)
- Parcel Boundaries

Village of Kronenwetter  
Marathon County, Wisconsin

DATE: 09/03/2025 DRAWN BY: AJP





Mitchell R. Olson  
[molson@axley.com](mailto:molson@axley.com)  
 608.283.6724

## MEMORANDUM

TO: Village of Kronenwetter

FROM: Attorney Mitchell Olson

RE: Milestone Materials - CUP  
 Our File No. 32575.105950

DATE: October 16, 2025

CC: Tom Burch, Milestone Materials

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The Applicant, Milestone Materials, submits this Memo to demonstrate its compliance with the Village's Review Criteria for a conditional use permit. See Kronenwetter Code 520-121.G.

**(1) Whether proposed conditional use is in harmony with the comprehensive plan, this chapter and other planning.**

The proposed non-metallic mine (for sand extraction) is clearly compliant with Village regulations and planning.

First, the subject parcel is zoned agricultural (AR). A non-metallic mine is never a permitted use in any district and is only available as a conditional use in the AR district. This zoning inherently supports a non-metallic mine project on the subject property.

Second, multiple planning documents support a CUP for non-metallic mining.

The Village of Kronenwetter's Maple Ridge Development Concept Plan (2015) was created to evaluate development potential near I-39 and Maple Ridge Road. The Future Land Use map therewith classifies the subject land as "Industrial / Commercial."

The Village of Kronenwetter Comprehensive Plan (2019) offers the following insight into development potential for the subject land:

- The mining / quarrying employment sector has increased rapidly in both the Village and County since 2010. A 207 percent increase in the Village, accounting for 2% of employment. (97) It is a "driver industry" in the Village. (103) The Plan predicted a 27% increase in sector employment for 2017-2027 – among the largest growth rates of all sectors. (110)



- The land use section encourages industrial uses in areas with convenient access to arterial roadways. (127) The Future Land Use Map designates the subject property as Industrial / Commercial. (Map 8)

The Village of Kronenwetter Kowalski Road Interchange Feasibility Study (2023) specifically addressed the region described as Maple Ridge Road and I-39 Interchange Area, which includes the subject land. The Study listed eight (8) land use assumptions for this Area, which included a **“Non-Metallic Mine – east on Maple Ridge Road.”** This proposed CUP exactly fits that well-defined criteria from 2 years ago.

Thus, the three (3) plans covering this land area are consistent with, and in fact call for, an industrial land use, including a non-metallic mine, at the subject site.

**(2) The proposed conditional use does not result in a substantial or undue 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.**

Yes, within one mile radius existing business consists of 2 truck repair centers, one that is 24 hours, cold storage, I 39/Maple Ridge Rd Interchange, manufacturing companies along with numerous other commercial businesses

Will meet all Village Ordinances, DNR permits, and Marathon County permits

This use will not impact the use or enjoyment of other property in the area

This use has the ability of creating water storage and removing adjoining property from the FEMA Flood Map

**(3) Whether proposed conditional use maintains the desired consistency of land uses, intensities and impacts for the environs of the subject property.**

Yes, the current zoning is Agriculture (AR) with future zoning being industrial/commercial.

This conditional use will not impede the development of surrounding properties. The existing development pattern, as described above, with heavy commercial and manufacturing land uses, is consistent with a sand quarry.

This development could ignite development. For example, in the Maple Ridge Rd development plan Site 4 was identified as potential multifamily homes. This potential development would be to overlook a beautiful body of water, upon site reclamation, created through the approval of this CUP.

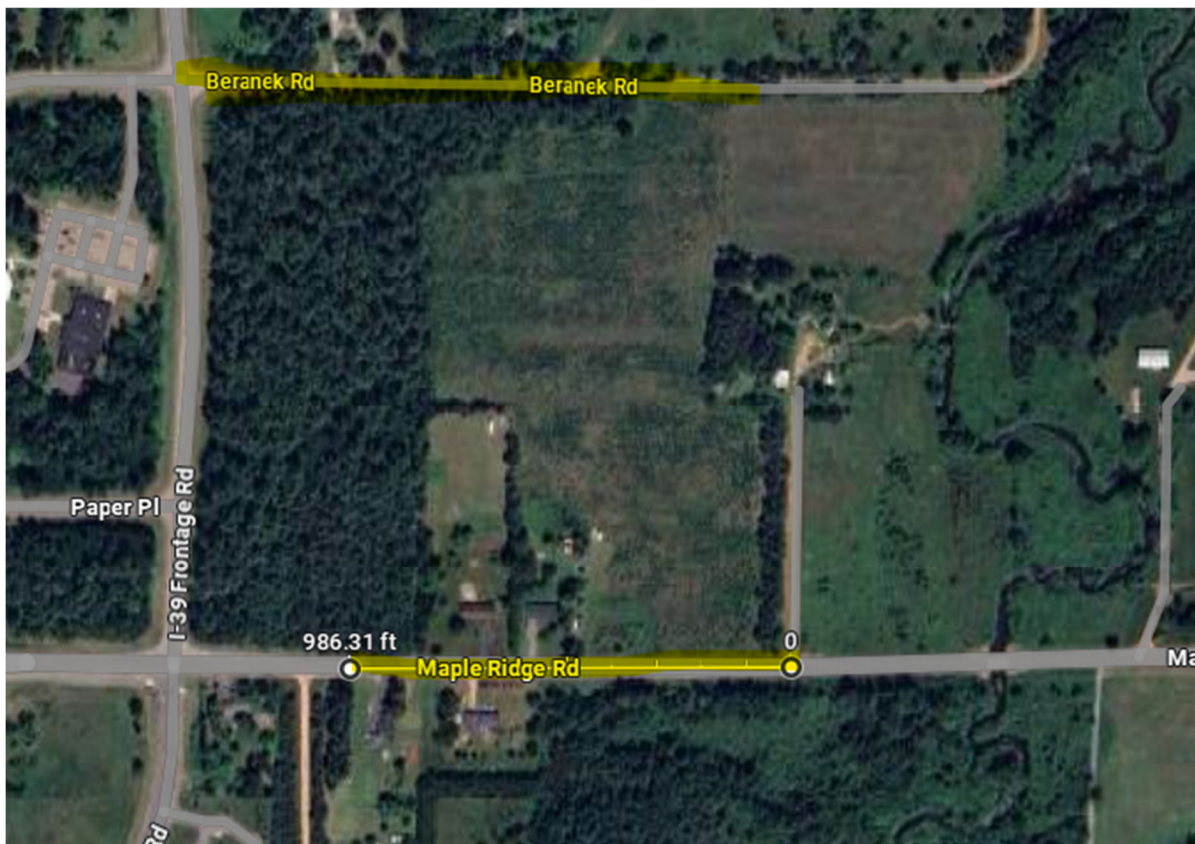




**(4) Whether the proposed conditional use is located in an area that will be adequately served / not a burden on public agencies.**

Yes, this development will not be a burden. This site will be accessed by Maple Ridge Rd, Kronenwetter Drive and Beranek Rd. The most recent PASER rating for Beranek Rd is a 4, Good and Maple Ridge is 5, fair surface aging, structural sound.

The proposed access is from the existing driveway on Maple Ridge Road. Applicant will provide a 50 foot minimum hard surface driveway at this location adjacent to the roadway. In the event that there would be access to Benarek Road on the north, and since Benarek Road is gravel surfaced, applicant would agree to maintain that section to Kronenwetter Drive (see below). Applicant would also agree to maintain an approximately 1,000 foot section of Maple Ridge from the driveway going west (see below).



**(5) Whether the potential public benefits of the proposed conditional use outweigh the potential adverse impacts, after taking into consideration any requirements to ameliorate such impacts.**

Yes, having locally sourced sand of this quality for the production of hot mix asphalt helps the public and private sector with development costs. The neighboring properties will benefit from the end use of this project. The limited processing at the proposed site, and the reasonable conditions per the Application and the Zoning Code, will adequately ameliorate any perceived adverse impacts.

Village of Kronenwetter  
October 16, 2025  
Page 4



Thank you for your attention to this matter.

Sincerely,

**AXLEY LLP**

A handwritten signature in black ink, appearing to read "MRO" with a long horizontal flourish extending to the right.

Mitchell R. Olson  
MRO:ee



# SPECIAL PLAN COMMISSION MEETING MINUTES

May 01, 2025 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

Chair David Baker

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Ken Charneski

ABSENT

Rick Grundman

**2. SELECTION OF CO-CHAIRPERSON**

No Action - Waiting for item until next meeting

**3. PUBLIC COMMENT**

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

Ariel Scheftgen - 2384 Old Hwy 51, Update on offer on house and property.

**4. NEW BUSINESS**

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

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Baker, Kvapil, Stange, Sinkula, Lesniak, Charneski

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

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

None

**7. ADJOURNMENT**

Motion made by Sinkula, Seconded by Stange.

Voting Yea: Chair Baker, Kvapil, Stange, Sinkula, Lesniak, 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: 04/30/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)

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

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



# PLAN COMMISSION MEETING MINUTES

May 19, 2025 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

**2. ANNOUNCEMENT OF PUBLIC HEARING**

C. Proposed Zoning Changes 520-22 Institutional and recreational land use types.  
 TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES  
 An Ordinance amending Chapter 520, entitled "Zoning," of the General Code of Ordinances. The Village of Kronenwetter is proposing an amendment to subsection 520-22, entitled "Institutional and recreational land use types." These amendments are being proposed to in order to provide a land use type which appropriately reflects and accommodates the Highway Facility land use type. A copy of the draft ordinance can be viewed at the Municipal Center.  
 Peter Wegner presented overview. Changes are in letter "I". Also 520 attachments 1 & 2.  
 Ariel Scheftgen - Agrees with the proposed changes.

**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.

Ariel Scheftgen - Gave update on the sale of their home.

**5. REPORTS AND DISCUSSIONS**

D. Community Development/Planning and Zoning Director Report

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

E. Proposed Zoning Changes 520-22 Institutional and recreational land use types.  
 Motion to send to Recommend to VB to approve the zoning changes to 520-22.  
 Motion made by Lesniak, Seconded by Charneski.  
 Voting Yea: Baker, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski by roll call

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

F. 2025 Senate Bill 247  
 Peter Wegner gave an overview of the bill. If this bill passes, municipalities will be mandated to allow single family lots to have an additional dwelling unit.  
 Motion to recommend to the VB to Search out a resolution and vote against the bill.  
 Motion made by Grundman, Seconded by Lesniak.  
 Voting Yea: Baker, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

**8. NEXT MEETING: JUNE 16, 2025**

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

**10. ADJOURNMENT**

@6:27PM

Motion made by Grundman, Seconded by Lesniak.

Voting Yea: Baker, Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski

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

**Posted: 05/16/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

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

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



# PLAN COMMISSION MEETING MINUTES

June 16, 2025 at 6:00 PM

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

## 1. CALL MEETING TO ORDER

@ 6:00PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Rick Grundman

Ken Charneski

David Baker

## 2. ANNOUNCEMENT OF PUBLIC HEARING

### C. CONDITIONAL USE PERMIT

Milestone Materials, 920 10th Avenue North, Onalaska, WI, 54650, Requests a Conditional Use Permit for a Nonmetallic Mining Operation and Shop Facility on 2070 and 2071 Queenland Drive, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN.

2070 Queenland Dr, SEC 10-27-07 PT OF NE 1/4 NE 1/4 - ALSO PT OF NW 1/4 NW 1/4 SEC 11 - LOT 3 CSM VOL 64 PG 16 (#14379)(DOC #1449149 EX DOC #1499367-RD. 22.300 Acres, PIN 145-2707-101-0965.

2071 Queenland Dr, SEC 10-27-07 PT OF NE 1/4 NE 1/4 - LOT 1 CSM VOL 64 PG 16 (#14379) (DOC #1449149) EX DOC #1499365-RD. 9.160 Acres, PIN 145-2707-101-0967.

Pete Wegner gave overview on application.

Applicate (Tom Burch)-From American asphalt. Gave overview on application. Maintenance facility will be built and Minimum tax payment for an amount to be determined until December 31, 2044, for the life of the duration of the TID. Option for the Village to buy 5 acres for the off ramp off I-39.

Andrew (Milestone) - Walked through the operations of the plan.

Public Comment- GERALDEAN KOWALSKI, TOM MUNK, GUY FREDER, RICK SMITH, BERNIE KRAMER, PETE VALISKA.

### D. ZONING CHANGE REQUEST (Chad Bleibaum)

Chad Bleibaum, 4192 Martin Road, Kronenwetter, WI 54455 requests a zoning change of 9.706 acres from RR5 - Rural Residential 5 to RR2 - Rural Residential 2, located at 4162 Martin Road, Kronenwetter, WI 54455. Parcel Identification Number: 145-2708-013-0993. Legal description of the subject property: SEC 01-27-08 PT OF E 1/2 SW 1/4 SW 1/4 PCL 1 CSM VOL 57 PG 63 (#13126) (DOC #1355513).

Overview given by Peter Wegner.

Public Comment: None

**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.

Email: Dave a Cheryl Svetlik, Sara Ruiz, Guy Fredel, Paul Jaeger, Tammy Marone, Samatha Miller, Diane Buchker, Heath Tappy, Kevin and Roxie Kaz, Dave Svetlik

**5. SELECTION OF VICE-CHAIR**

Nomination for Dan Lesniak by Rick Grundman 2nd by Bruce Sinkula.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski, Baker

**6. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION**

E. 2025 03 17 PC Meeting Minutes

Motion to approve.

Motion made by Lesniak, Seconded by Charneski.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski, Baker

F. 2025 03 31 PC Meeting Minutes

Motion to approve

Motion made by Lesniak, Seconded by Charneski.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski, Baker

G. 2025 04 21 PC Meeting Minutes

Motion to approve

Motion made by Lesniak, Seconded by Charneski.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

H. 2025 05 01 PC Meeting Minutes

Tabled to next meeting.

**7. REPORTS AND DISCUSSIONS**

I. Community Development Director Report

Overview given by Peter Wegner.

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

J. Discussion and Possible Action: Glacier Meadows Concept Plan

Overview given by Denyon Homes.

No action just an update.

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

K. Discussion and Possible Action: Milestone Materials Conditional Use Permit Application for a Nonmetallic Mining Operation.

Motion to delay for 60 days to contact Village attorney.

Motion made by Grundman, Seconded by Sinkula.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Baker

Voting Nay: Charneski

L. Discussion and Possible Action: Zoning Change Request and CSM Chad Bleibaum

Motion to forward to VB and approve Zoning change and CSM

Motion made by Sinkula, Seconded by Charneski.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski by roll call

**10. NEXT MEETING: JULY 21, 2025****11. CONSIDERATION OF ITEMS FOR FUTURE AGENDA****12. ADJOURNMENT**



@ 9:44PM

Motion made by Lesniak, Seconded by Kvpil.

Voting Yea: Kvpil, Stange, Sinkula, Lesniak, Grundman, Charneski

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

**Posted: 06/12/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

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

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



# SPECIAL PLAN COMMISSION MEETING MINUTES

August 06, 2025 at 6:00 PM

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

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**1. CALL MEETING TO ORDER**

@6:00PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

David Baker

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Rick Grundman

Ken Charneski

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

C. Mathy/Milestone Materials - extension of the 60-day time period for the Plan Commission to take final action on their Conditional Use Permit.

Motion to approve the extension until Aug 29, 2025

Motion made by Lesniak, Seconded by Kvapil.

Voting Yea: Baker, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski by roll call

**3. NEXT MEETING: August 18, 2025**

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

**5. ADJOURNMENT**

@6:14pm

Motion made by Kvapil, Seconded by Stange.

Voting Yea: Baker, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

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

Posted: 02/23/2023 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 \_\_\_\_\_



# PLAN COMMISSION MEETING MINUTES

August 18, 2025 at 6:00 PM

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

**1. CALL MEETING TO ORDER**

*President David Baker called the meeting to order at 6 p.m.*

**A. Pledge of Allegiance**

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

**B. Roll Call**

**PRESENT:** *President David Baker, Trustee Ken Charneski, Dick Kvapil, Tony Stange, Bruce Sinkula, Rick Grundman, Dan Lesniak*

**STAFF:** *Community Development Director Peter Wegner, Clerk Jennifer Poyer*

**GUESTS:** *Samantha Miller – Denyon Homes*

**2. ANNOUNCEMENT OF PUBLIC HEARING**

*President David Baker announced the commencement of the public hearing.*

**C. ZONING CHANGE REQUEST**

**HVF Income Trust (Dale Folwarski), 1756 E. State Highway 153, Kronenwetter, WI, 54455, Request rezone from AR (Agricultural and Residential) to RR-5 (Rural Residential 5). The 47.58-acre parcel (1756 E STATE HIGHWAY 153) will be divided to create a 5.055-acre parcel and a 42.52-acre parcel. Parcel Identification Number: 145-2707-253-0993. Legal description of the subject property: SEC 25-27-07 W 1/2 W 1/2 E 1/2 SW 1/4 & E 1/2 W 1/2 SW 1/4 EX VOL 578M-975/HWY EX N 460' THRF** *Community Development Director Peter Wegner presented information regarding the zoning change request. The lot would meet the requirements for the change. Legal notification information was presented.*

**Bernie Kramer, 2150 E. State Hwy 153, Peplin, WI, 54455 – Kramer said he supports both zoning change requests on the agenda.**

**Dale Folwarski, 697 CTH X, Kronenwetter, WI, 54455 – Folwarski explained the zoning would match nearby parcels.**

**D. ZONING CHANGE REQUEST**

**David and Lois Pelot, 3225 Martin Road, Kronenwetter, WI 54455, requests a zoning change from RR-5 (Rural Residential 5) to RR-2 (Rural Residential 2). The 9.59-acre parcel (3225 Martin Road) will be divided to create a 6.57-acre parcel (Lot 1) and a 3.021-acre parcel (Lot 2), located at 3225 Martin Road, Kronenwetter, WI, 54455. Parcel Identification Number: 145-2708-091-0989. Legal description of the subject property: SEC 09-27-08 PT OF NE 1/4 NE 1/4 - LOT 1 CSM VOL 83 PG 15 (#17358) (DOC# 1711450).**

*Community Development Director Peter Wegner presented information regarding the zoning change request. Legal notifications were announced. The change would be consistent with the Comprehensive Plan. The change meets the requirements.*

**Todd Bohm, 3176 Martin Road, Kronenwetter, WI, 54455- Bohm said he is a neighbor of the Pelots and he supports the zoning change.**

**3. CLOSE PUBLIC HEARING**

President David Baker announced the closure of the public hearing.

**4. PUBLIC COMMENT**

**Bernie Kramer, 2150 E. State Hwy. 153, Kronenwetter, WI, 54455** – Kramer spoke regarding agenda item 7G. He said the non-metallic mine would not bring any benefit to the people of Kronenwetter.

**Tom Burch, 832 State Hwy. 153, Kronenwetter, WI, 54455** – Burch said American Asphalt has a long relationship with the Village. He said they supported the Village financially when the water and sewer utility was starting. He said they are looking to move forward with something that would benefit the Village.

**5. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION**

No minutes were presented for approval.

**6. REPORTS AND DISCUSSIONS**

**E. Community Development Director Report**

Community Development Director Peter Wegner presented his report and answered questions from the committee members including questions regarding burial in the Village and FAA property.

**F. Review 2017 Wisconsin Act 67**

Community Development Director Peter Wegner presented information provided on 2017 Wisconsin Act 67 including the background and changes.

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

**G. Milestone Materials Conditional Use Permit for a Nonmetallic Mining Operation**

Motion by Charneski/Stange to deny the conditional use permit because it failed items 1,2,3 and 5. Motion carried by roll call vote. 7:0.

Reviewed criteria of conditional use permits. Discussed TID 1 project plan, purpose and summary; property owner benefit; building local industry; Wis. Stats. 66.1103 (k) definitions of project and industrial project-mining not included in language; Act 67; TID value; criteria for conditional use permit in TID; added increment to proposal; benefits vs. adverse impacts; and obligations to school, county, Village.

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

**H. Zoning Change Request and CSM – Folwarski**

Motion by Lesniak/Sinkula to approve the zoning change request and CSM as presented. Motion carried by roll call vote. 7:0.

**I. Zoning Change Request and CSM - Pelot**

Motion by Lesniak/Kvapil to approve the zoning change request and CSM as presented. Motion carried by roll call vote. 7:0.

**J. Zero-Lot-Line Residences**

Denyon Homes Business Manager Samantha Miller presented a PowerPoint presentation on zero-lot-line properties. Discussed differences between zero-lot-line and duplex homes; arguments presented in previous Village Board meeting when zero-lot-lines were discussed; agreement required between owners; advantage to TID 5; apartment developments; buyers of zero-lot-line properties; and direction from Village Board. Item will be added to the Village Board meeting on September 8, 2025.

**K. Chicken Ownership in the Village (CLIPP)**

Motion by Grundman/Lesniak to move forward with a public hearing. Motion carried by voice vote. 6:1. Voting nay – Dick Kvapil.

Discussed background of this item; CLIPP’s vote to move it forward; and enforcement process plan.

**L. Review Previously Proposed Changes to § 520-121. - Conditional Use Permits**

Community Development Director Peter Wegner presented past actions regarding this item.

Motion by Lesniak/Stange to look at both of these items in July of 2026. Motion carried by voice vote. 7:0.

**M. Review Previously Proposed Changes to § 520-124. - Site Plan Procedures**

Item included with motion under 8L.

**9. NEXT MEETING: September 15, 2025**

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

**11. ADJOURNMENT**

*Motion by Kvapil/Sinkula to adjourn. Motion carried by voice vote. 7:0.*

*Meeting adjourned at 8:13 p.m.*

DRAFT

## Community Development/Planning and Zoning Director Report

October 20, 2025

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

- Research Wedding and Event Barn Zoning Regulations.
- Review § 520-15. - Treatment of allowable uses by zoning district. D. Unlisted land uses.
- Review § 520-16. - Standards generally applicable to land uses. K. Number of principal buildings per lot.
- Correspondence with Developer regarding proposed Business Condo.
- Completed Property Information Request for 1962 Queenland Drive.
- Correspondence with Engineer regarding possible Warehouse/Distribution development and Rezone requirements.
- Review Non-Disclosure Agreement with Ruedebusch Development and Construction.
- Review amendments to Assembly Bill 449 relating to: local regulation of accessory dwelling units.
- Research § 520-23. - Commercial land use types. Campground performance standards.
- Research § 520-41. - General standards applicable to all floodplain districts. E. Public or private campgrounds.
- Preliminary review Rezone Request 2409 Tower Road. Tax Parcel ID Number: 145-2707-021-0980.
- Research and preparation for Department of Workforce Development Unemployment Insurance hearing.
- Correspondence with Village Resident regarding Earth Inc.
- Review three lot CSM Sunny Court and Wianecki Road.
- Review MILESTONE MATERIALS, 1066 Maple Ridge Road, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation.
- Review DREW RUPP, 3664 MARTIN RD, CONDITIONAL USE PERMIT, COMMERCIAL ANIMAL ESTABLISHMENT, PROFESSIONAL DOG TRAINING BUSINESS.
- Review TADI possible Warehouse/Distribution development Traffic Impact Analysis.
- Complaints and Correspondence.
- JOINT REVIEW BOARD MEETING - PERFORMANCE AND STATUS UPDATE OF THE VILLAGE'S ACTIVE TAX INCREMENTAL DISTRICTS AS REQUIRED BY WIS. STAT. 66.1105(4M)(F).
- Research records related to complaints and Dog Kennels.
- Correspondence with Developer regarding Flood Storage District Boundaries.
- Review possible locations for the placement of an accessory structure at 1420 Kronenwetter Drive within B3- General Commercial.
- Onsite to review drainage issues/concerns on corner of E. Kmiecik street and E. Nick Ave.
- Meeting with TADI, Marathon County, Rothschild and Engineer regarding Alternate Truck Routes for proposed Warehouse/Distribution Development.
- Fielded numerous phone calls from concerned residents regarding ZONING CHANGE REQUEST (Greg Tesch) and CONDITIONAL USE PERMIT (Milestone Materials).

- Meeting with Excel Engineering regarding Marathon County Garage.
- Completed property information request for 1155 Gardner Park Road.
- Research § 520-33. - Exceptions to maximum height regulations; collaborative opportunities, ATTACHMENT 8 - NONRESIDENTIAL SETBACK STANDARDS and § 520-114. - Nonconforming structures.
- Review Roadway Access Permit Application and possible variance request for three parcels located off Old Hwy 51. Tax Parcel ID Number: 145-2707-152-0974, 145-2707-152-0973 and 145-2707-152-0972.
- Meeting with American Asphalt/Milestone Materials regarding proposed Nonmetallic Mining CUP Application for property located at 1066 Maple Ridge.
- Correspondence with Developer regarding Multifamily Residence Development requirements within a BP – Business Park Zoning District in TID #1.
- Research Variances, Site Plans, Code Changes, Special Exceptions or Special Conditions related to exceeding the Maximum Height Regulations.



**Report to Planning Commission**

**Agenda Item:** Proposed CSM: Jerome Baars, Sunny Court, Kronenwetter, WI 54455

**Meeting Date:** October 20, 2025

**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:** Certified Survey Map: Jerome Baars, Sunny Court, Kronenwetter, WI 54455

**OBJECTIVE(S):** To review and approve the proposed Certified Survey Map

**HISTORY/BACKGROUND:** Jerome Baars, Sunny Court, Kronenwetter, WI 54455, requests a Three Lot CSM. Two Existing parcels, Lot 1 (15.987 acres) and Out lot 1 (7.991 acres) will be reconfigured to create Out lot 2 (12.234 acres), Lot 3 (7.52 acres) and Out lot 3 (4.212 acres). Proposed Lot 3 meets the minimum area (5 acres), minimum lot width (300ft) and minimum frontage (100ft) requirements of RR5 – Rural Residential 5 Zoning District.

**RECOMMENDED ACTION:** To approve the CSM as proposed.

**ATTACHMENTS:** CSM Application and Staff Report



**PARCEL # 145-2707-095-0970 AND # 145-2707-094-0963 (JEROME BAARS)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. October 20, 2025

**APPLICANT:**

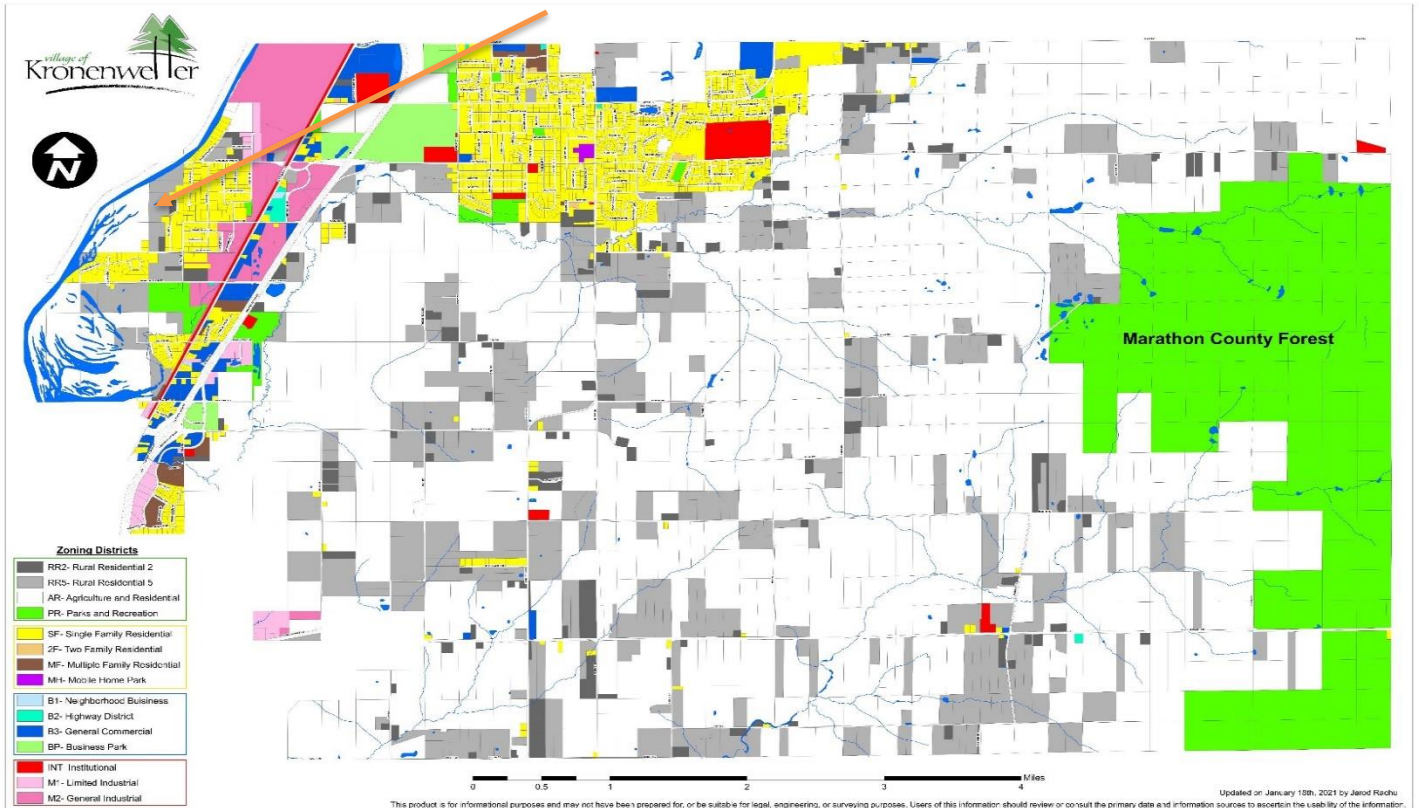
Tim Vreeland  
6103 Dawn Street  
Weston, WI 54476

**OWNER:**

Jerome Baars  
1825 Helke Rd  
Kronenwetter, WI 54455

**LOCATION OF REQUEST:** Sunny court (Vacant), Kronenwetter, WI 54455 (See Map1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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



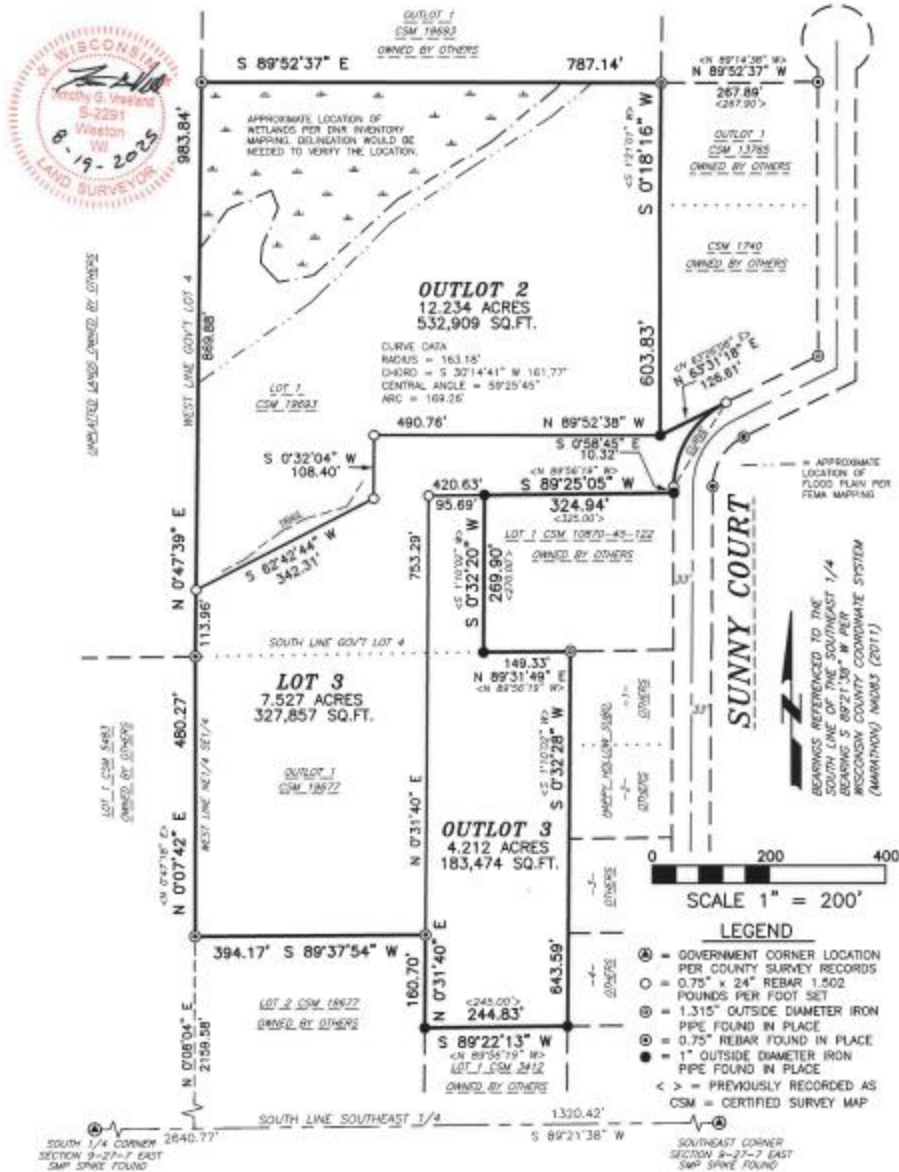
2020 AERIAL PHOTO  
(SOURCE DATA: MARATHON CO. GIS)

# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS



### CERTIFIED SURVEY MAP

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
<b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 <a href="mailto:tim@vrealandassociates.us">tim@vrealandassociates.us</a>	
PREPARED FOR:	<b>JEROME BAARS</b>
FILE #:	22-0389 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	


SHEET 2 OF 2 SHEETS

#### SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JEROME BAARS, I SURVEYED, MAPPED AND DIVIDED ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19677 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



*Timothy G. Vreeland*  
 TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 19TH DAY OF AUGUST, 2025  
SURVEY PERFORMED AUGUST 13TH, 2025

VILLAGE BOARD AUTHORIZATION  
I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

**CSM REQUEST:**

Jerome Baars, Sunny Court, Kronenwetter, WI 54455, requests a Three Lot CSM. Two Existing parcels, Lot 1 (15.987 acres) and Out lot 1 (7.991 acres) will be reconfigured to create Out lot 2 (12.234 acres), Lot 3 (7.52 acres) and Out lot 3 (4.212 acres). Proposed Lot 3 meets the minimum area (5 acres), minimum lot width (300ft) and minimum frontage (100ft) requirements of RR5 – Rural Residential 5 Zoning District.

**RECOMMENDED MOTION:**

To approve the CSM as proposed.



# Certified Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter §460-16  
Certified Survey Map (CSM) procedure.

*Plan Commission meetings are held on the 3<sup>rd</sup> Monday of each month.*

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



## Applicant Information

1. Applicant Name Tim Vreeland Phone Number 715-241-0947

Address 6103 Dawn Street Weston, WI

Email tim@vreelandassociates.us

2. Property Title holder Name Jerome Baars Phone Number 715-693-2688

Address 1825 Helke Rd Kronenwetter

Email jeromebaars@hotmail.com

3. Prepared By Company Name Vreeland Associates

Address 6103 Dawn Street Weston, WI

Phone Number 715-241-0947 Email tim@vreelandassociates.us

## Property Information

4. Property Address Sunny Court

5. Section 9 Township 27 Range 7 6. Parcel Identification # (PIN) 145-2707-095-0970

7. Legal Description (attach an additional sheet if necessary) see attached CSM

8. Parcel Acreage 4.2, 7.5 & 12.2 9. Zoning District RR5

10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)  
No

*The zoning change application is required to be submitted with this CSM application.*

11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) \_\_\_\_\_

12. Number of lots proposed in the CSM: 3

- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
  - (11) Approximate radii of all curves.
  - (12) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed division in relation to access.
  - (13) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary CSM, it shall have the authority to request in writing such information from the subdivider.
- c. Additional information. The Plan Commission or Village Board may require a proposed CSM layout of all or part of the contiguously owned land even though division is not planned at the time.

*Refer to Chapter 460-16 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.*

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

**Tim Vreeland**

*(Printed Name of Applicant)*



*(Signature of Applicant)*

**8-22-2025**

*(Date)*



13. How will water be provided? I believe private 14. How will sewage disposal take place? I believe private

**Required Attachments**

1. Narrative describing the CSM with respect to the following matters:
  - a. Existing use of property within the general area of the property in question.
  - b. Citation of any existing legal rights-of-way or easements affecting the property.
  - c. Existing covenants on the property.
  - d. How the applicant proposes to meet the parkland dedication requirement
  - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.
  
2. The CSM shall be on 11" x 17" drawings  
Requirements: Village of Kronenwetter, WI Review and Approval Procedures (ecode360.com) and Wisconsin Legislature: 236.34
  - a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
    - (1) Proposed title of the CSM
    - (2) Date, scale and North arrow.
    - (3) Location of the proposed CSM by government lot, quarter section, township, range and county.
    - (4) Small drawing showing the location of the land to be divided.
    - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
    - (6) Entire area contiguous to the proposed CSM owned or controlled by the subdivider shall be included on the preliminary CSM even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
  - b. Preliminary CSM technical information. All preliminary CSM shall show the following:
    - (1) Exterior boundaries of the proposed lots, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
    - (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being divided or immediately adjacent thereto.
    - (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the CSM or immediately adjacent thereto.
    - (4) Location and names of any adjacent lots, parks and cemeteries and owners of record of abutting unplatted lands.
    - (5) Existing and proposed zoning on and adjacent to the proposed lots.
  
    - (6) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the lots.
    - (7) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the CSM.
    - (8) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
    - (9) Approximate dimensions of all lots. The area in square feet of each lot shall be provided.

**NARRATIVE**

**A.) ONLY LOT 3 OF THE PROPOSED CSM WILL BE A BUILDABLE PARCEL AT THIS TIME. THE 2 OUTLOTS ARE TO BE SOLD TO ABUTTING PROPERTIES.**

**B.) LOT 3 HAS DIRECT ACCESS TO SUNNY COURT**

**C.) NO COVENANTS**

**D.) NOT SURE PARKLAND FEES ARE REQUIRED. NO NEW BUILDING PARCELS ARE BEING CREATED**

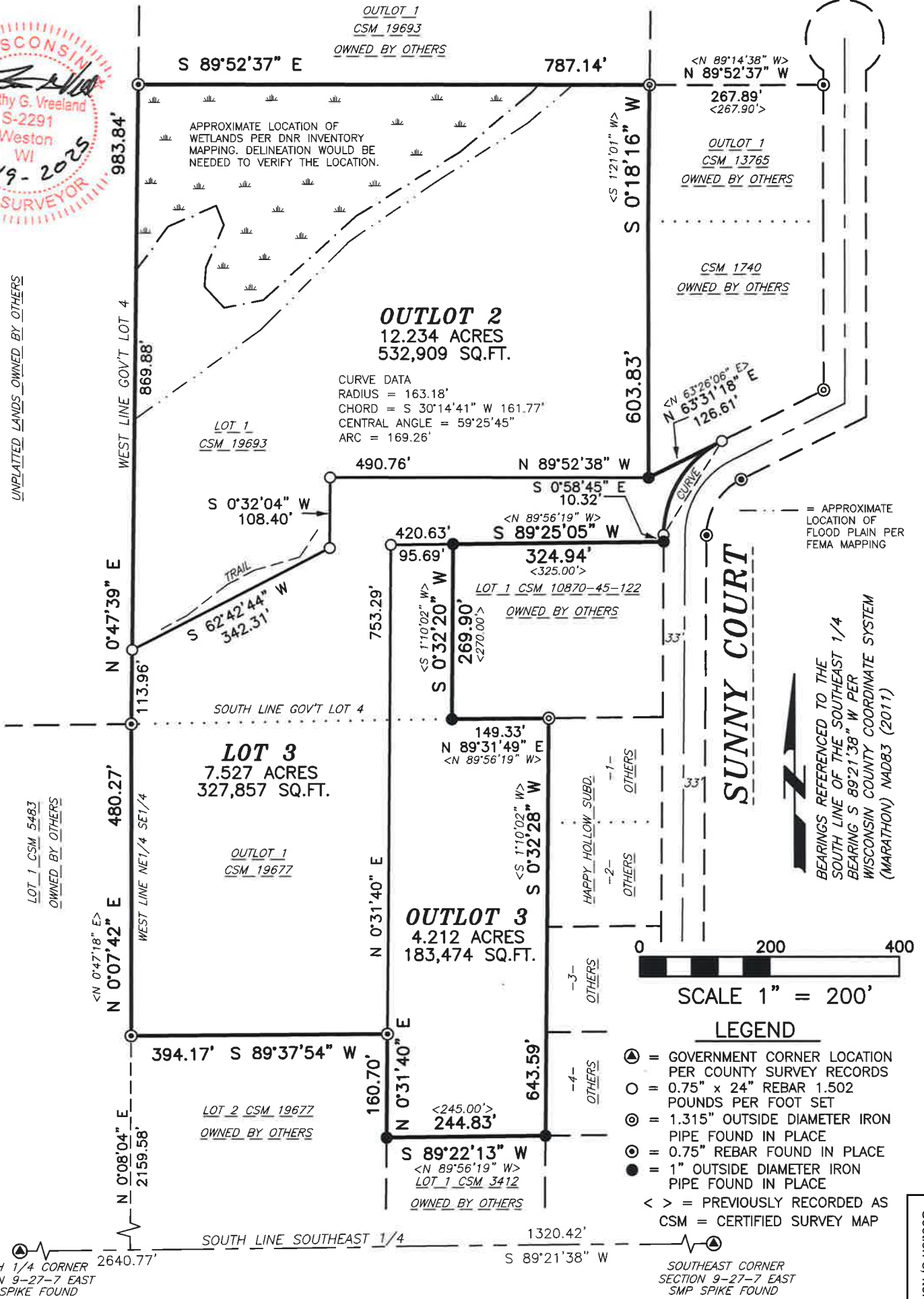
**E.) NO DEDICATIONS**

# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS



# CERTIFIED SURVEY MAP

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us
PREPARED FOR: <b>JEROME BAARS</b>
FILE #: 22-0389 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 2 OF 2 SHEETS

## SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JEROME BAARS, I SURVEYED, MAPPED AND DIVIDED ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19677 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 19TH DAY OF AUGUST, 2025  
SURVEY PERFORMED AUGUST 13TH, 2025

TIMOTHY G. VREELAND P.L.S. 2291

## VILLAGE BOARD AUTHORIZATION

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR