

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 3rd Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



Applicant Information

1. Applicant Name Marathon County - Troy Torgerson Phone Number 715-261-6980
Address 1100 Lakeview Drive, Wausau, WI 54403
Email troy.torgerson@marathoncounty.gov
2. Owner Name Marathon County Phone Number 715-261-6980
Address 1100 Lakeview Drive, Wausau, WI 54403
Email troy.torgerson@marathoncounty.gov
3. Prepared By Company Name Excel Engineering, Inc Name Grant Duchac, P.E.
Address 100 Camelot Dr, Fond du Lac, WI 54935
Phone Number 920-322-1681 Email grant.duchac@excelengineer.com

Property Information

4. Property Address 2384 & 2388 OLD HIGHWAY 51 KRONENWETTER, WI 54455
5. Parcel Identification # (PIN) 145-2707-022-0954 6. Parcel Acreage 25.25 acres
7. Legal Description (attach additional sheet if necessary) See attached
8. Conditional Use request from § 520-22 of the Zoning Ordinance to allow Highway Facility
9. Generally describe the current zoning and land uses of the subject property and surrounding properties:
- | | | | |
|------------------|-------------------------------------|--------|----------------------------------|
| Subject Property | <u>Vacant</u> | Zoning | <u>Rezone to M-2 in progress</u> |
| North | <u>General Commercial</u> | Zoning | <u>B3</u> |
| South | <u>Agricultural and Residential</u> | Zoning | <u>AR</u> |
| East | <u>Institutional</u> | Zoning | <u>INT</u> |
| West | <u>General Industrial</u> | Zoning | <u>M2</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?
- Does 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.

Troy Torgerson

Applicant

MARATHON COUNTY

Owner

Excel Engineering Inc

Prepared By

7/22/2024

Date

7/22/2026

Date

07/22/26

Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

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

Conditions (see attached)