



MARATHON COUNTY MEMORANDUM

TO: Village of Kronenwetter Plan Commission
FROM: Chris Holman, Deputy Administrator of Public Works & Capital Projects
DATE: September 18th, 2026
SUBJECT: Conditional Use Permit & Recommended Language

Action Requested

Consideration of including recommended language that reflects the mutually agreed upon, proactive strategy to better complement the visual aesthetic of the neighboring cemetery and to mitigate noise from the proposed highway facility.

Discussion

On September 16th, 2026, county staff met with representatives from Saint Therese Parish to further discuss questions and noise concerns that they have relating to the property line between the proposed Highway facility and the cemetery they own and operate. Discussions have been constructive and fruitful and have continued through September 18th. The recommended language below is meant to assist the Plan Commission in their decision-making and can be referred to at the upcoming meeting on the 21st.

Recommended Condition Language For The C.U.P.

1. Marathon County shall build a 3' or higher berm along the property line between the cemetery and the proposed facility. The peak of the berm will be on the east property line of the County parcel.
2. St. Therese hereby grants permission for the County, or its assigns, to operate and build a portion of the berm within the existing 60' Right-of-Way, acknowledging that vegetation and trees within the westernmost 20' of the Right-of-Way may be impacted during construction.
3. Marathon County shall install, maintain, and reinstall as necessary an 8-foot-tall solid, gap-free fence (timber, vinyl, composite, etc.) placed on top of the berm in accordance with zoning requirements to break the line of sight and meet noise levels consistent with AR and INT zoning limits.

4. Berm and fence construction shall be completed no later than November 15, 2027 and maintained for as long as the property is used as a highway department facility or other M2-zoned use.
5. If Berm construction is not permitted within the existing floodplain area, the fence height will be increased. Furthermore, if berm construction may be completed, but additional time is need for permitting, deadline may be extended by up to 6 months.
6. Marathon County shall install, maintain, and replace as necessary a buffer of evergreen trees and/or shrubs and vegetation on the County side of the fence to diffuse sound before it reaches the fence.
7. Landscaping installation shall be completed no later than April 15, 2028 and maintained for as long as the property is used as a highway department facility or other M2-zoned use.

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Please note that this is a draft memo being included for the packet, as the parties wished to have something submitted for the packet prior to the deadline. Thank you to Mr. Sandwick for his flexibility in allowing us to get this to him. The memo is a strong base to work from based on the communications between the parties over the last two days. The parties will continue to work on this prior to the meeting on the 21st.