

**PARCEL # 145-2707-021-0980 (WAUSAU LIMITED PARTNERSHIP)
ZONING CHANGE REQUEST**

STAFF REPORT FOR VILLAGE BOARD

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. December 15, 2025
Village Board Meeting 6:00 p.m. December 22, 2025

APPLICANT:

Bill Scholfield
W157 N7071 Mayflower Ct.
Menomonee Falls, WI 53051

OWNER:

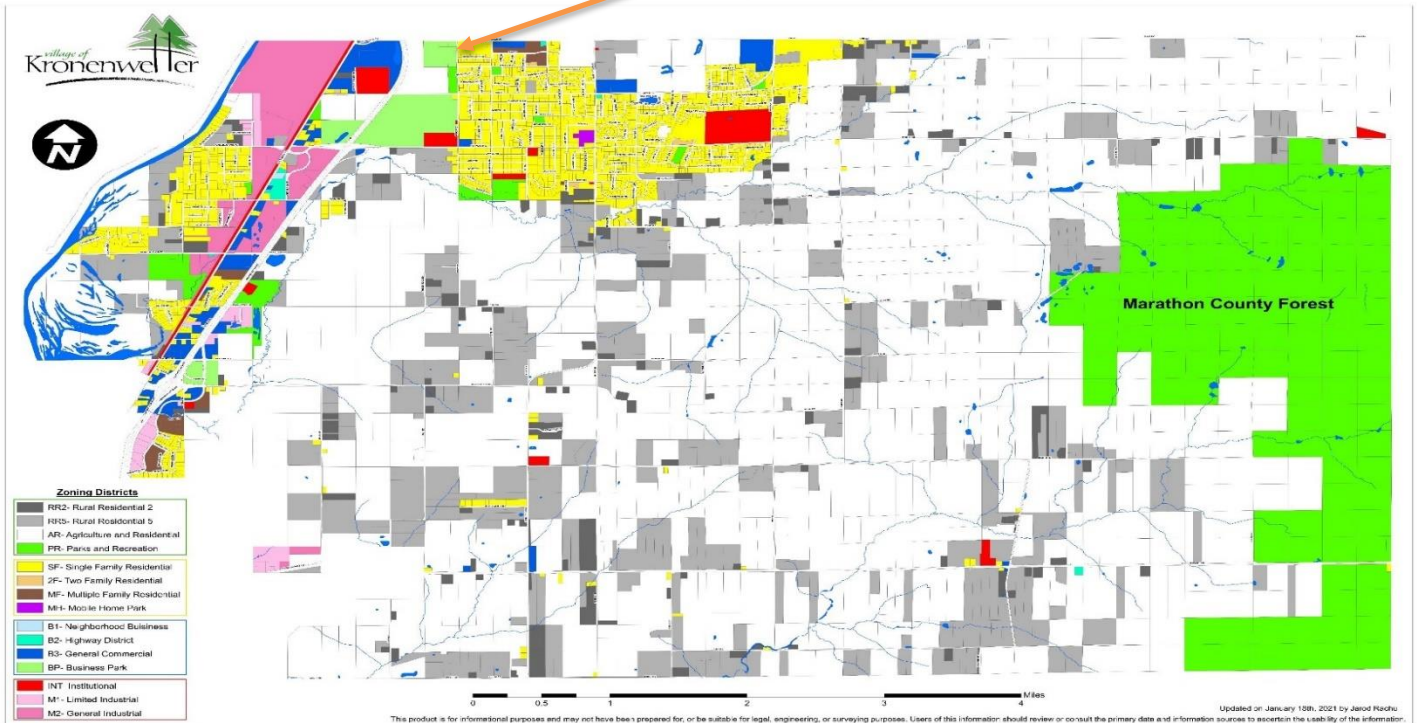
Wausau Limited Partnership
501 BELL STREET STE 301
DUBUQUE, IA 52001

Prepared By:

REI Engineering
4080 N. 20th Ave.
Wausau, WI 54401

LOCATION OF REQUEST: 2409 Tower Road, Kronenwetter, WI 54455 (See Map 1)

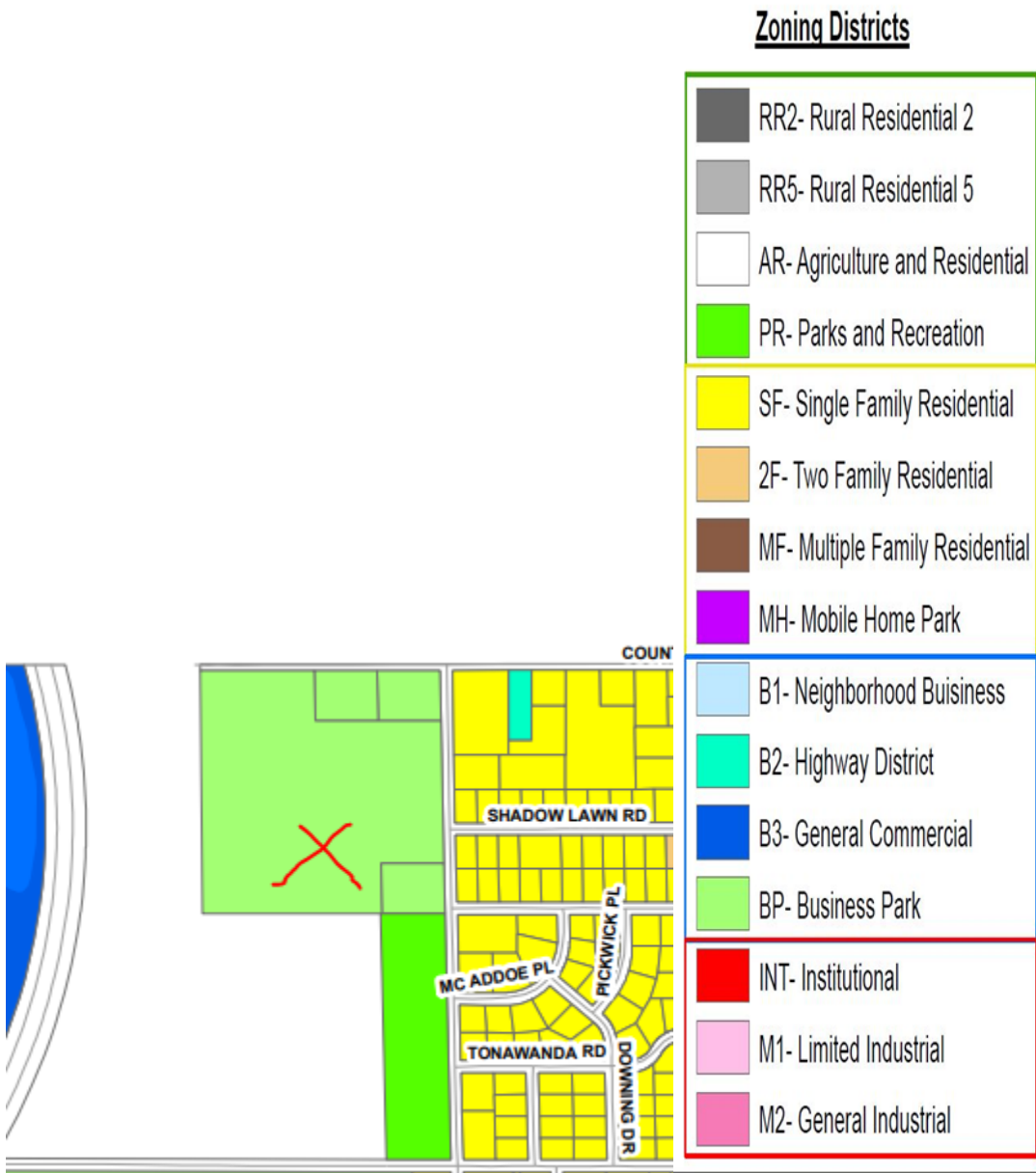
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



Map 1: Location Map

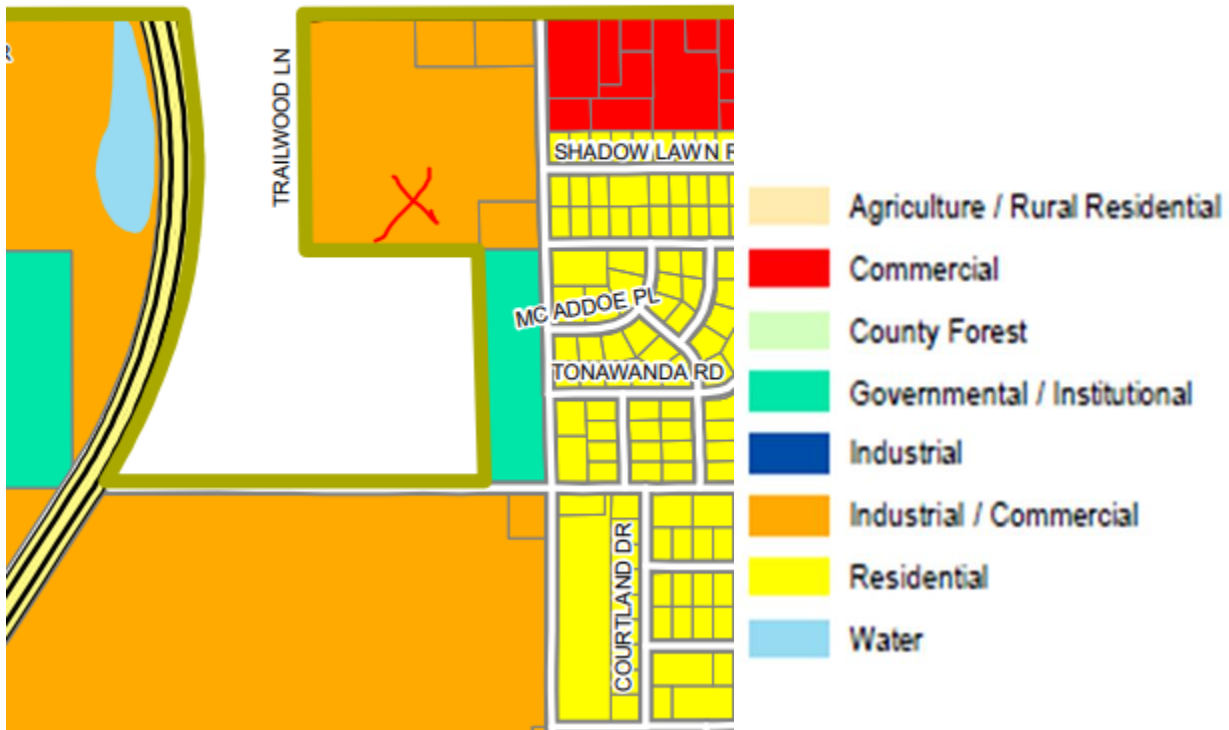
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(Source Data: Marathon Co. GIS)



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

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

Legal Description of Property:

SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 2 CSM #19700 DOC #1891378

Current Zoning:

BP – Business Park (see Map 2)

COMPREHENSIVE PLAN

FUTURE LAND USE:

Industrial (See Map 3)

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LEGAL NOTIFICATION: A legal advertisement was published in the Wausau Daily Herald on Monday, December 1, 2025 and Monday, December 8, 2025. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on December 1, 2025.



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

INTRODUCTION: BP (BUSINESS PARK) to M2 (GENERAL INDUSTRIAL)

Wausau Limited Partnership Rezone Request from BP – Business Park to M2 – General Industrial. The existing 15acre 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 BP to M2 is consistent with the Future Land Use Map and complies with the Project Plan requirements of TID #1.

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:

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1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
 - Yes. The proposed rezone from BP to M2 is consistent with the Future Land Use Map and complies with the Project Plan requirements of TID #1.
No less than 50 percent of the area in the District is suitable for industrial development and has been zoned for industrial use.
Any property that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of TID #1.

2. *Does the rezoning further the purpose and intent of this Chapter?*
 - Yes. Rezoning this property from BP to M2 satisfies the Zoning Ordinance's purpose of Implementing the comprehensive plan to the extent possible under zoning, Managing growth and the impacts of land development; 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. Changing the Zoning District from BP to M2 allows land use types that are “permitted uses” within M2 that were previously listed as “conditional uses” within BP – Business Park. This is consistent with the intent of TID #1,an Industrial TID.

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 within the zoning district.

RECOMMENDED MOTION

Motion to approve the Zoning Change Request for Wausau Limited Partnership from BP – Business Park to M2 – General Industrial as presented.