

Report to Planning Commission

Agenda Item: Zoning Change Request: Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476

Meeting Date: November 18, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Proposed Zoning Change Request: Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476

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

HISTORY/BACKGROUND: Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476 requests a zoning change of 35.58 acres from BP - Business Park to M2 – General Industrial, located at 1320 Kowalski Road, Kronenwetter, WI 54455. The subject property was used for non-metallic mining in the past as witnessed by the large pond located on the east boundary. If the rezone is approved, the proposed use would be non-metallic mining. The material taken from the site will be used to construct infrastructure for multi-family development on the property, provide material to American Asphalt and add excess storage capacity to the flood storage district. The proposed rezone is consistent with the comprehensive plan and is consistent with current zoning districts in the area. The rezone complies with the intent of this chapter.

RECOMMENDED ACTION: Motion to recommend the Village Board approve the zoning change request of Eau Claire River, LLC to change 35.58 acres from BP - Business Park to M2 – General Industrial.

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

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

ATTACHMENTS: 10/21/2024 Zoning Change Request, Staff Report and 11/18/2024 Letter and maps received by REI regarding Kowalski Interchange questions from 10/21/2024 Public Hearing.