



# PLAN COMMISSION MEETING MINUTES

March 17, 2025 at 6:00 PM

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

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## 1. CALL MEETING TO ORDER

@6:00 PM

A. Pledge of Allegiance

B. Roll Call

EnterTextHere

PRESENT

Chair Chris Voll

Tony Stange

Bruce Sinkula

Dan Lesniak

Ken Charneski

ABSENT

Dick Kvapil

Rick Grundman

## 2. ANNOUNCEMENT OF PUBLIC HEARING

### C. Conditional Use Permit request Jeffery A. Jerde

#### CONDITIONAL USE PERMIT

Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455 requests a Conditional Use Permit for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) at 1848 Maple Ridge Rd, Kronenwetter, WI 54455, SECTION 24, T27N, R7E, W 1/2 NE 1/4 NW ¼, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN. PIN 145-2707-242-0998, 19.92 Acres.

Overview given by Peter Wegner. Ms. Jerde gave a short overview of the services and events held on this property. Parking on the road will need to be addressed if approved.

2 emailed public comments:

1. Crystal Esker 1330 Ropel Road

2. Brian & Andrea Sasman.

## 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.

## 5. APPROVAL OF MINUTES

D. 2025 01 20 Plan Commission Meeting Minutes

Motion made to approve by Stange, Seconded by Charneski.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

E. 2025 02 17 Plan Commission Meeting Minutes

Motion made to approve by Stange, Seconded by Charneski.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**6. REPORTS AND DISCUSSIONS**

F. Community Development/Planning and Zoning Director Report

**7. OLD BUSINESS**

G. Discussion and possible action: § 520-121. - Conditional use permits.

Changes were made as discussed at the last meeting.

Motion for staff make updates & schedule public hearing.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

H. Discussion and possible action: § 520-124. – Site plan procedures.

Changes were made as discussed at the last meeting.

Motion to move item to public hearing.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**8. NEW BUSINESS**

I. Discussion and possible action: CSM Trailwood Ventures LLC, 1500 Kowalski Road.

Motion to approve the CSM for Trailwood ventures @1500 Kowalski Road as proposed.

Motion made by Lesniak, Seconded by Sinkula.

Amend motion.

Amend previous motion to Superseed the original CSM with the 4 lots and move forward with current CSM.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski - By roll call

J. Discussion and possible action: American Asphalt CUP renewal, 1116 Happy Hollow Rd. Plant 22 Sand Pit.

American Asphalt would like a 3–5-year CUP renewal from a 1–2-year renewal.

Motion to Postpone action until next meeting & direct Pete to clarify which parcels/PINS are involved in the original from 1998 CUP.

Motion made by Lesniak, Seconded by Stange.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

K. Proposed changes to 496-7 Operator and rider requirements

motion to change the ATV - UTV speed change to 35 MPH from 30 MPH. Also, for staff to set up a public hearing.

Motion made by Charneski, Seconded by Sinkula.

Voting Yea: Chair Voll, Stange, Sinkula, Lesniak, Charneski

**9. NEXT MEETING: APRIL 21, 2025**

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

**11. ADJOURNMENT**

@6:57 PM

Motion made by Stange, Seconded by Chair Baker.

Voting Yea: Chair Voll, 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: 03/14/2025 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 \_KRC\_\_\_\_\_

**Peter Wegner**

CUP

Public Comment

**From:** C C <crystalcruzcampechano@gmail.com>  
**Sent:** Monday, March 17, 2025 7:27 AM  
**To:** Peter Wegner  
**Subject:** [External] Jeff Jerde- conditional use permit

Peter,

I am emailing you regarding Jeff Jerde's conditional use permit that is meeting later this evening.

I am in support for Jeff having this permit however I do have one question/ concern regarding trucks/horse trailers/vehicles being parked on Ropel Rd. There was a time in the past in which trucks and horse trailers were parked on both sides of the road and a mother with a stroller, multiple kids and a dog were also walking at the same time as I was driving through. In my opinion Ropel road does not have a very wide shoulder so when you have trucks / trailers parked on both sides of the road, people walking on the street and cars driving through that could potentially be very dangerous. Will parking be allowed on both sides of the street or not allowed at all? Or will parking be allowed on only 1 side of the road? I just am looking out for everyone's safety. When vehicles are parked on only one side of the road I feel that is safe as it allows for enough "space" if needed as someone is driving through and for pedestrians as well.

Thank you for taking the time to read my email and consider my point / concern.

Could you please respond to my email to verify you received it? Thank you.

Regards,

Crystal Esker  
1330 Ropel Rd  
715-297-2514

CJP Public Comment

**Peter Wegner**

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**From:** Brian Sasman <bsasman@qct-usa.com>  
**Sent:** Monday, March 3, 2025 12:03 PM  
**To:** Peter Wegner  
**Subject:** [External] Jeffrey A Jerde Conditional Use Permit for Commercial Animal Establishment

Mr. Wegner,

As a neighbor, we fully support the approval of the Conditional Use Permit for a Commercial Animal Establishment as stated in the application submitted by Mr. Jerde.

Thank you.

Brian & Andrea Sasman  
1417 Ropel Rd.  
715-302-1934