



VILLAGE BOARD MEETING MINUTES

December 22, 2025 at 6:00 PM

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

1. CALL MEETING TO ORDER

President Dan Joling called the December 22, 2025 Village Board Meeting to order at 6 p.m.

A. Pledge of Allegiance

Those in attendance were invited to recite the Pledge of Allegiance.

B. Roll Call

PRESENT: President Dan Joling, Trustee Ken Charneski, Trustee Aaron Myszka, Trustee Craig Mortensen, Trustee Sandi Sorensen, Trustee Jessica Stowell, Trustee Mary Jensen

STAFF: Administrator James Davel, Finance Director John Jacobs, Community Development Director Peter Wegner, Public Works Director Greg Ulman, Fire Chief Theresa O'Brien, Clerk Jennifer Poyer

2. MOTION TO MOVE AGENDA ITEMS

Motion by Joling/ Myszka to move agenda items I, F and G to follow Public Comment. Motion carried by voice vote. 7:0.

3. CHAIRPERSON COMMENTS

President Joling wished everyone a blessed and safe holiday season.

4. ANNOUNCEMENT OF CLOSED SESSION

President Joling announced there would be a closed session during the meeting.

5. PUBLIC COMMENT

Nic Babl – 1762 McAddoe Place, Kronenwetter, WI, 54455 – Babl said he lives a block away from the area looking to be rezoned. He said the rezone will affect his family and neighborhood in a negative way.

Kortni Wolf – 2587 Canterbury Drive, Kronenwetter, WI, 54455 – Public comment read by clerk and attached to minutes.

Micki Scheunemann – 1714 Forsyth Road, Kronenwetter, WI, 54455 – Scheunemann said she lives one house away from the properties. She commented on the negative impacts a distribution center would have for her neighborhood. She asked what the Village is going to do for the residents.

Jordan Hensel – 2414 Tower Road, Kronenwetter, WI, 54455 – Hensel said he lives directly across from the properties. He talked of the long term affects to residents. He addressed the importance of the tree buffer.

Breck Mittlesteadt – 1955 Circle Drive, Kronenwetter, WI, 54455 – Mittlesteadt said he has lived in the Village for 38 years. He said zoning decisions are not temporary and effect the entire Village. He talked of the proximity of parks and school zones to the properties in question.

Guy W. Fredel – 2240 Ruby Drive, Kronenwetter, WI 54455 – Fredel spoke in favor of the rezone. He said it has always been in the Village's plan to have a business park and industry. He said this will offer a solution to the TID #1 financial situation.

Discussion and action of agenda items 8I, 8F and 8G took place at this point in the meeting.

6. REPORTS FROM STAFF AND VENDORS

C. Village Administrator Report

Administrator James Davel presented his report to the board. He discussed the issues he has determined from his time in the position. He talked about how the board needs to move forward.

D. Finance Director Report

-October Financial Statements

-November Financial Statements

-Estimated Closure Dates for All Four Tax Increment Districts (TIDs)

-Report on Possible Closure of TID #3

-Recap of 2026 Wage Increases for All Village Personnel

-2025 Summary of New Revenues/Grants Received by Departments

Finance Director Jacobs presented his reports concentrating on November financials. He answered questions from the board members. Discussed TID # 1 potential and trouble; previous strategic plan; financial successes of 2025; economic development; tower lease agreement; 2024 Audit; TID #3 closure process and timeline; possible pay increase budget amendment; and grants and other monies resulting from staff work.

7. CONSENT AGENDA - DISCUSSION AND POSSIBLE ACTION

E. December 8, 2025 Village Board Meeting Minutes

Motion by Mortensen/Myszka to approve the December 8, 2025 Meeting Minutes. Motion carried by voice vote. 7:0.

8. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION

F. Zoning Change Request: Alliance Holdings LLC (PC)

Motion by Stowell/Myszka to approve the zoning change request for Alliance Holdings to go from BP to M2. Motion carried by roll call vote. 7:0.

Community Development Director Wegner introduced the agenda item and provided background on action taken during the Plan Commission meeting. Bill Schofield, representing Truck Country, also answered questions regarding the plan for the properties. Discussed the opportunity to guide the construction during the site plan review process; residents' concerns; possibility of apartment complex; flood zoning; and zoning change.

G. Zoning Change Request: Wausau Limited Partnership (PC)

Motion by Myszka/Jensen to approve zoning change request by Wausau Limited Partnership from BR to M2. Motion carried by roll call vote. 7:0.

Community Development Director Wegner introduced the agenda item and provided background on action taken during the Plan Commission meeting.

Agenda items 7E, 6D and 6C followed 8G.

H. 2025 Budget Amendment #4-TID #2 (RDA, APC)

Motion by Sorensen/Stowell for John to receive authority to do the budget amendments for Professional Engineering Services and Construction Costs for \$5,208,754. Motion carried by roll call vote. 7:0.

Finance Director Jacobs presented the background of the agenda item regarding TID #2 projects and necessity for the budget amendment. He answered questions from the Village Board members.

I. Fire Department Radio Purchase Approval (APC)

Motion by Sorensen/Myszka to grant permission to the Fire Chief to move forward with the radio purchase. Motion carried by roll call vote. 7:0.

Fire Chief O'Brien presented the background of this agenda item, including the source of the funds being used.

J. Future of Village TIDs

Discussion regarding the TIDs occurred during 6D.

9. CLOSED SESSION

Motion by Sorensen/Jesen for consideration of motion to convene into closed session pursuant to Wis. Stat. 19.85 (1)(g), Conferring with legal counsel concerning strategy to be adopted by the governmental body

with respect to litigation in which it is or is likely to become involved. - to wit Discussion regarding pending litigation, Tax Parcel ID Number:145-2707-11-0991. Motion carried by voice vote. 7:0.

PRESENT IN CLOSED SESSION: President Dan Joling, Trustee Ken Charneski, Trustee Aaron Myszka, Trustee Craig Mortensen, Trustee Sandi Sorensen, Trustee Jessica Stowell, Trustee Mary Jensen, Administrator James Davel, Community Development Director Peter Wegner

Closed session convened at 8:20 p.m.

10. RECONVENE OPEN SESSION

Motion by Sorensen/Mortensen reconvene into open session. Motion carried by roll call vote 7:0.

Open session reconvened at 9:05 p.m.

11. ACTION AFTER CLOSED SESSION

Motion by Sorensen/Mortensen to allow Jim and Pete to enforce the law regarding Tax Parcel: 145-2707-11-0991. Motion carried by roll call vote. 6:1 – Voting nay – Charneski.

Discussed moral issue vs. legal issue and “rehashing” closed session discussion.

12. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

- *Water tower lease*
- *Strategic plan*
- *Closure of TID #3*
- *Riverside Contract*

13. ADJOURNMENT

Motion by Stowell/Jensen to adjourn. Motion carried by voice vote. 7:0.

Meeting adjourned at 9:15 p.m.

DRAFT

My name is Kortni Wolf and I'm a Kronenwetter resident living at 2587 Canterbury Drive. I'm here to share my concerns about the proposed rezoning of this parcel both as a resident and as someone who works professionally in real estate and development.

Rezoning this parcel from Business Park (BP) to M2 Industrial will have a significant impact on the residents, and not just those in the immediate subject area but those within the direct vicinity. Traffic impacts on an already busy County Highway would be noticeable. Has the village released a completed a traffic impact study? I would be curious to know the findings.

The negative impacts of having any kind of industrial building as a neighbor are immediate, let alone a large-scale operation such as a data or distribution center. As a Realtor and a local Developer, I work with municipalities all over the state of WI. I'm keenly aware of the impacts a development such as this will have on a residential area, the most severe being market value and salability. Those residents who are directly impacted by the noise and traffic (most of those who chose to live in Kronenwetter solely due to the rural landscape) will have a double-edged sword if they decide to relocate. First, selling your home with a new industrial project and business across the street will cause buyers to be wary, and in most cases stay away all together. Those who manage to successfully sell their homes face extremely high interest rates if they seek a new mortgage. For example, an individual currently paying \$1500 a month for their mortgage and taxes combined who are seeking a similar sized home in a different community are looking at a \$800-\$1,000 per month increase in their monthly payment for an aged home in an older subdivision, and in most cases a home that's likely smaller and older, with a sliver of the land they have now. Anyone in search of a new construction home will be looking at an even more exponential increase in monthly living costs. This is even factoring in those who have a nice chunk of equity to bring to the table at closing.

From a developer perspective, one of the first things we look for when evaluating land to develop and construct residential homes and apartments is: who are the neighbors? Are we looking to build homes next to an industrial park? And if so, will there be excessive noise and odor? Is there activity from this business 24 hours a day? Is it a high-traffic area causing congestion for residential residents? As part of our feasibility review, we'd avoid any areas that don't fit with our proposed zoning. The reason is mainly due to the issues previously addressed; we'd have a heck of a time selling the new construction

Minutes prepared by Jennifer Poyer. Approved on Page 4 of 5

homes and renting apartments if the neighboring land use was not like/kind. Mixing industrial and residential would dramatically tank our lease up and salability, creating an unsuccessful metric. If we were to still move forward with this project, we'd be asked by the public as part of our project approval to mitigate the traffic, noise, and any unsightly views brought forth by our development.

If the Village is indeed seeking to approve this industrial project, we the public ask that as many natural buffers as possible be preserved. We request further buffering methods such as fencing and additional trees and shrubs to be added to help mitigate sounds and sights that are disruptive to residents.

I understand firsthand from my job the Village's desire to increase tax increment and revenue; the taxes generated from a large industrial footprint would likely be considerable. But I'm also acutely aware of the struggles these residents will have if this rezoning brings them a new industrial neighbor. I ask that the Board thoughtfully and thoroughly consider the current market and the struggles their residents will face when making this decision, and to go on record with a plan for buffering and sound mitigation conditions of approval for any future developer.

Thank you,