




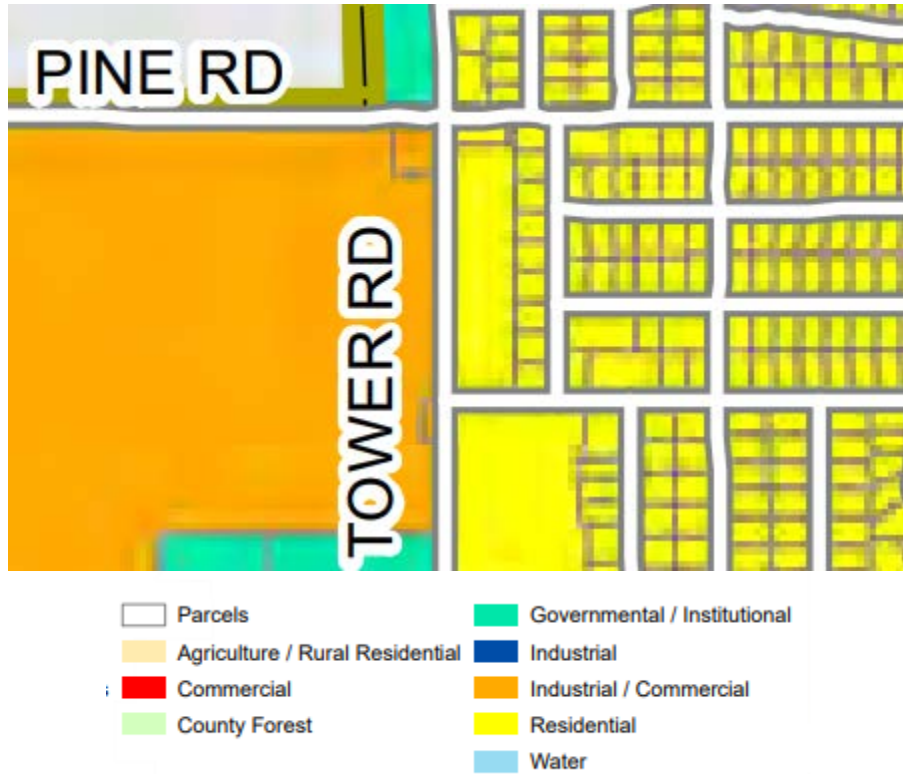
Map 2: Aerial Photo
 (Source Data: Marathon County GIS)

Zoning Districts

	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Business
	B2- Highway District
	B3- General Commercial
	BP- Business Park
	INT- Institutional
	M1- Limited Industrial
	M2- General Industrial



Map 3: Zoning Map
 (Source Data: Village of Kronenwetter)



Map 4: Future Land Use Map
 (Source Data: Village of Kronenwetter)

LEGAL DESCRIPTION OF PROPERTY:

PLANTATION ACRES LOT 1 & 2 BLK 2

ZONING:

SF-Single Family

ACREAGE:

0.9700 acres

LEGAL NOTIFICATION:

A legal advertisement was published in the Wausau Daily Herald on Monday, May 4, 2026, and Monday, May 11, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on April 30, 2026.

PROPOSED CONDITIONAL USE: CONDITIONAL USE PERMIT for a RESIDENTIAL BUSINESS (Food Truck and Commercial Kitchen).

DEVELOPMENT PATTERN (AND ZONING):

Subject Property:	RES
North:	RES
South:	RES
East:	RES
West:	IND

INTRODUCTION

Joseph Fleming requests a Conditional Use Permit for a RESIDENTIAL BUSINESS (FOOD TRUCK AND COMMERCIAL KITCHEN). The proposed conditional use consists of purchasing a food truck as the owner and operator. The proposed room will be converted into a health code compliant commercial kitchen. This kitchen will serve as a “mobile service base” for a food truck operation. This space will be used for food storage, preparation of food and a base for cleaning and maintaining culinary equipment.

This space will not be used as a retail sales location; there will be no consumer traffic at this location. Traffic will consist of deliveries from USPS or other National carriers. One food trailer will be stored at this location. There will be no visible alterations made to the property or buildings. The proposed residential business will not affect neighboring properties or traffic flow. Primary operating hours will be Tuesday-Sunday 7AM-9PM, these hours reflect the times for deliveries, prep and service hours.

All requirements of § 520-27. - Accessory and miscellaneous land use types. F. Residential business will be met.

RECOMMENDED MOTION

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

2017 Act 67

- requires that standards governing conditional uses be “reasonable and, to the extent practicable, measurable...”
- prohibits a community from basing a conditional use permit decision on “personal preferences or speculation.”
- instructs that, where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

FINDINGS OF FACT CONDITIONAL USE

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

The proposed Conditional Use Permit for a RESIDENTIAL BUSINESS (FOOD TRUCK AND COMMERCIAL KITCHEN) is located on property zoned SF. The proposed use is allowed with the issuance of a Conditional Use Permit within SF-SINGLE FAMILY RESIDENTIAL Zoning District. A purpose of the ordinance is to implement the comprehensive plan to the extent possible under zoning. The Future Land Use Map has this parcel zoned Residential. This type of business would be a permitted use with a Conditional use permit.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

By meeting the requirements of the Zoning Ordinance § 520-27. - Accessory and miscellaneous land use types. F. Residential business. The proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area. The food truck will be kept on property for the peak times and will be stored off site during off-peak times of the year.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The parcel is zoned SF and surrounded by SF zoned properties. The conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoned districts. All materials, equipment and operations will be stored on a hard surface as there is a paved area at the rear of the home. The Commercial kitchen will operate only during peak times and there will be no consumer traffic to this address. There will be no visible alterations made to the property or buildings. As a result, the land use, land use intensity and land use impacts remain unchanged.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

A commercial kitchen will be added to the home for preparing and sanitizing items for the food truck business.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed RESIDENTIAL BUSINESS (FOOD TRUCK AND COMMERCIAL KITCHEN) aligns with the Villages' goal of encouraging small business growth. The business will operate only in the summer months and in a manner respectful of the residential character of Kronenwetter.