



PLAN COMMISSION MEETING MINUTES

April 08, 2026 at 6:00 PM

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

1. CALL MEETING TO ORDER

@6PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Dick Kvapil

Tony Stange

Bruce Sinkula

Chair Dan Lesniak

Ken Charneski

ABSENT

Rick Grundman

2. ANNOUNCEMENT OF PUBLIC HEARING

C. 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. Parcel Identification Number 145-2707-023-0996. Legal description of the subject property: SEC 02-27-07 PT OF S 1/2 SW 1/4 THAT PT LYG WLY OF HWY '51' & D/I CSM VOL 10 PG 182 (#2709) (DOC #772685) EX DOC 1488725-(RD).

Public Comment:

John Meidl, Gary Guernd (Tom Raddant), Chris Blenker, Nick Leait, Matt Yde, Fr. Janusz Kowalski.

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.

Gary Guernd-wants to speed up the process for development and work with staff like other communities.

5. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

D. 2026 02 16 PC Meeting Minutes

Motion made by Sinkula, Seconded by Kvapil.

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

6. REPORTS AND DISCUSSIONS

E. Community Development Director Report

7. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

F. Zoning Change Request (Eau Claire River, LLC)

Charneski pointed out that the land is already a sand pit and basically unusable. He is in favor of the zoning change request. Facts and Findings were gone through and found to have met all the requirements.

Motion to send to the board with the recommendation to approve the Zoning change request and facts and findings.

Motion made by Charneski, Seconded by Sinkula.

Voting Yea: Kvpil, Stange, Sinkula, Chair Lesniak, Charneski by roll call.

G. Proposed Distribution Facility, 1619 County Highway XX, Kronenwetter, WI

Wegner walked through the site plan along with vegetation, sound barrier walls and lighting. Facts and Findings were all met.

Motion to approve to conditionally approve the site plan of new distribution building subject to the conditions contained in the staff report and imposed by the Plan Commission and to accept the findings and facts set forth in the staffs report. Remove #9 and clarifying the updated map.

Motion made by Stange, Seconded by Sinkula.

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

8. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION

H. Review the process to reverse Plan Commission decisions

No Action.

9. NEXT MEETING: APRIL 20, 2026

10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

11. ADJOURNMENT

@7:41PM

Motion made by Kvpil, Seconded by Stange.

Voting Yea: Kvpil, Stange, Sinkula, Chair 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: 04/06/2026 Kronenwetter Municipal Center and 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 K. Coyle_



Outlook

FW: Plan Commission Meeting: 04/08/2026 | Distribution Center - Vegetation Buffer Preservation Request

From Peter Wegner <pwegner@kronenwetter.gov>**Date** Wed 4/8/2026 10:01 AM**To** Kimberly Coyle <kcoyle@kronenwetter.gov>

1 attachment (168 KB)

Tower Road Vegetation Buffer.pdf;

More public comment

From: Becky Hensel <b_mittlesteadt@live.com>**Sent:** Wednesday, April 8, 2026 9:12 AM**To:** mjensen@kronenwetter.gov; Ken Charneski <kcharneski@kronenwetter.gov>; d_kvapil@yahoo.com; tstange415@gmail.com; brucesinkula@tds.net; rgrundman@nlhs.org; danlesniak54455@gmail.com; Peter Wegner <pwegner@kronenwetter.gov>**Cc:** Dan Joling <djoling@kronenwetter.gov>; Aaron Myszka <amyszka@kronenwetter.gov>; Craig Mortensen <cmortensen@kronenwetter.gov>; Sandi Sorensen <ssorensen@kronenwetter.gov>; Jessica Stowell <jstowell@kronenwetter.gov>; Jennifer Poyer <jpoyer@kronenwetter.gov>**Subject:** [External] Plan Commission Meeting: 04/08/2026 | Distribution Center - Vegetation Buffer Preservation Request**Importance:** High

Rebecca & Jordan Hensel

2414 Tower Road

Kronenwetter, WI 54455

b_mittlesteadt@live.com

715-370-8370

04/08/2026

Village of Kronenwetter
Plan Commission and Village Board
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Dear Members of the Plan Commission and Village Board,

I am writing ahead of tonight's meeting regarding the proposed development on the parcel west of Tower Road.

As discussions around this project continue, I would respectfully ask that the Commission consider whether preservation of the existing vegetation along Tower Road could be incorporated as part of any conditions associated with the project, if that is within the scope of what the Village is able to require.

The trees along Tower Road represent a mature natural buffer between the roadway and the interior of the parcel. From a planning perspective, this buffer plays an important role in screening, corridor character, and compatibility

between adjacent land uses. Maintaining as much of this vegetation as possible would help preserve visual separation and reduce the direct exposure of surrounding residential areas to a large-scale industrial development.

I understand that the current plan includes a screening wall with additional landscaping, and that effort is appreciated. However, that approach does not provide the same level of visual screening or environmental benefit as the existing mature tree line.

Preserving as much of the natural buffer as possible, in addition to the proposed screening wall and additional landscaping, would provide a far more effective and immediate solution. Retaining the current tree line where feasible would significantly soften that impact and help maintain some of the natural character that currently defines this stretch of roadway.

There are also broader considerations related to residential property values. Research has shown that homes located in close proximity to new industrial developments can experience measurable declines in value, often in the range of 10% or more depending on proximity and level of exposure. While economic development is important, preserving effective screening and buffering may be one of the few practical tools available to help mitigate those impacts in a residential-adjacent setting.

I understand the Village must balance growth, fiscal considerations, and land use planning objectives. At the same time, it is important to recognize that nearby residents may experience the impacts of this decision more directly than its benefits. Thoughtful preservation of the existing buffer would be a meaningful step toward maintaining that balance.

For reference, I have attached a "**Tower Road Vegetation Buffer**" highlighting the areas discussed. Based on prior meeting discussions, it is my understanding that the area identified in red is intended to remain undisturbed. I would appreciate confirmation of that understanding.

I appreciate the time and effort the Plan Commission and staff devote to these decisions and respectfully ask that you consider incorporating vegetation preservation into the site planning discussion if feasible.

I will do my best to attend tonight's meeting; however, if I am unable to be present, I respectfully request that this email be read into the public record.

Thank you for your time and consideration.

Sincerely,

Rebecca & Jordan Hensel

From: Becky Hensel <b_mittlesteadt@live.com>
Sent: Monday, December 15, 2025 1:02 PM
To: mjensen@kronenwetter.gov <mjensen@kronenwetter.gov>; kcharneski@kronenwetter.gov <kcharneski@kronenwetter.gov>; d_kvapil@yahoo.com <d_kvapil@yahoo.com>; tstange415@gmail.com <tstange415@gmail.com>; brucesinkula@tds.net <brucesinkula@tds.net>; rgrundman@nlhs.org <rgrundman@nlhs.org>; danlesniak54455@gmail.com <danlesniak54455@gmail.com>; pwegner@kronenwetter.gov <pwegner@kronenwetter.gov>
Cc: djoling@kronenwetter.gov <djoling@kronenwetter.gov>; amyszka@kronenwetter.gov <amyszka@kronenwetter.gov>; cmortensen@kronenwetter.gov <cmortensen@kronenwetter.gov>; ssorensen@kronenwetter.gov <ssorensen@kronenwetter.gov>; jstowell@kronenwetter.gov <jstowell@kronenwetter.gov>; jpoyer@kronenwetter.gov <jpoyer@kronenwetter.gov>
Subject: Opposition to Rezoning Request – 1619 County Road XX/2409 Tower Road

Rebecca & Jordan Hensel
2414 Tower Road

Kronenwetter, WI 54455
b_mittlesteadt@live.com
715-370-8370

12/15/2025

Village of Kronenwetter
Plan Commission and Village Board
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Re: Opposition to Rezoning Request – 1619 County Road XX/2409 Tower Road

Dear Members of the Plan Commission and Village Board,

We are writing as a resident who lives directly across from the proposed rezoning area of 1619 County Road XX and 2409 Tower Road. We strongly oppose the request to rezone this property to M2 – General Industrial.

This area is part of a largely residential neighborhood, and the existing wooded land plays a critical role in preserving the character and livability of the surrounding homes. That forested area currently serves as a natural buffer, reducing noise, limiting visual impacts, and maintaining a sense of separation from Highway 51 and nearby industrial infrastructure.

Rezoning this property to M2 would almost certainly result in the removal of that forest, which would significantly increase highway noise, expose residents to direct views of the Wisconsin Public Service power plant, and introduce new visual, lighting, and operational impacts from a future distribution or industrial facility. These changes would permanently alter the residential environment for those of us who live nearby.

Many residents chose to live in Kronenwetter because of its quiet, residential character. Introducing heavy industrial zoning directly adjacent to existing homes undermines that character and negatively affects quality of life, neighborhood cohesion, and the enjoyment of our properties.

While we understand that the rezoning request is being presented as consistent with the Village's Comprehensive Plan and Tax Increment District goals, those long-term economic objectives should not come at the expense of existing residents who will bear the immediate and permanent impacts of this decision. Rezoning from Business Park to M2 substantially expands the range of allowable uses and reduces safeguards for neighboring residential areas.

Kronenwetter already has areas that are planned, zoned, and developed specifically for industrial and distribution uses, located away from homes and better suited to handle truck traffic, lighting, noise, and large-scale operations.

Placing a distribution center in an existing industrial corridor, rather than expanding heavy industrial zoning into residential-adjacent areas, would allow the Village to support economic development without sacrificing the quality of life of current residents. This approach represents balanced growth and respects both community planning goals and the people who already live here.

We respectfully urge the Plan Commission and Village Board to deny this rezoning request, or at minimum, postpone any approval until meaningful protections are established, such as preservation of existing tree buffers, enhanced setbacks, strict limits on lighting and noise, and clear restrictions on industrial operations adjacent to homes.

Thank you for your time, consideration, and service to the residents of Kronenwetter. I appreciate the opportunity to share my concerns and ask that they be fully considered as part of the public record.

Sincerely,

Rebecca & Jordan Hensel



FW: [External] Distribution Facility TID 1 ingress and egress concern

From Peter Wegner <pwegner@kronenwetter.gov>

Date Wed 4/8/2026 8:29 AM

To Kimberly Coyle <kcoyle@kronenwetter.gov>

Kim,

Add this to Public Comment please.

Thanks,

PETE

Peter S. Wegner

Village of Kronenwetter

Community Development/Planning and Zoning Director

Phone: 715-692-1729

Email: pwegner@kronenwetter.gov

www.kronenwetter.gov



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From: L P Jaeger <19lpjaeger@gmail.com>

Sent: Tuesday, April 7, 2026 3:37 PM

To: Peter Wegner <pwegner@kronenwetter.gov>

Cc: Ken Charneski <kcharneski@kronenwetter.gov>

Subject: [External] Distribution Facility TID 1 ingress and egress concern

Pete,

The latest go around with the Plan Commission for the Proposed Distribution Facility does not appear to include ingress and egress.

I have previously requested that it be placed on Trailwood Lane where there is a TRAFFIC LIGHT.

High traffic volumes in Kronenwetter have reached a volume that its current cow pasture design has become overwhelmed.

It is time for the Plan Commission to give potential traffic impacts on ALL developments high priority.
Trailwood Lane currently has a traffic light that the Rothschild Plan Commission was enlightened to include in its development west of Trailwood and north of XX.
Please read my email into the discussion on this item at the April 8, 2026 meeting.
Paul Jaeger
Seville Road



FW: [External] PC Meeting

From Jennifer Poyer <jpoyer@kronenwetter.gov>

Date Wed 4/8/2026 7:11 AM

To Peter Wegner <pwegner@kronenwetter.gov>; Kimberly Coyle <kcoyle@kronenwetter.gov>

Please share with the Plan Commission members and during public comment tonight.

Thank you!



Jennifer Poyer
Village of Kronenwetter
Village Clerk

Phone: 715-693-4200 ext. 1728

Email: jpoyer@kronenwetter.gov

1582 Kronenwetter Drive
Kronenwetter, WI 54455

www.kronenwetter.gov

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From: johnmczerwonka@yahoo.com <johnmczerwonka@yahoo.com>

Sent: Wednesday, April 8, 2026 6:57 AM

To: Jennifer Poyer <jpoyer@kronenwetter.gov>; Nick Leair <nicholas.leair@yahoo.com>

Subject: [External] PC Meeting

Jennifer,

Would you please be able to share for the public comment section at tonight's Plan Commission meeting on April 8th. Thanks

Hi, my name is John Czerwonka, and I am a member of Saint Therese and the previous caretaker for the Gate of Heaven Cemetery. I am writing in response to PGA's request for the zoning change on the property that adjoins our cemetery property that is on the agenda tonight. Land unfortunately is one commodity that we cannot create. As my time as the cemetery caretaker, I have spent countless hours on our property caring for it and meeting with hundreds

of grieving families to talk about the perfect plot for their recently deceased family member. One thing that most families note while looking at plots, is the peace and tranquility of our cemetery. It brings a little ray of light to them during their grieving time. We are one of the last Catholic cemeteries in central WI and the last couple years of plot sales have shown this. These are sacred grounds to us and our parish. A couple years ago American Asphalt tried strong arming us into mining the sand on our property. We as a parish voted against it even with pressure from the Lacrosse Diocese. I urge you as members of the Plan Commission, to vote against tonight's request for the zone change from Eau Claire River LLC. and help protect our sacred and beloved grounds that hundreds of people have chosen as the final resting grounds for themselves or loved ones.

John Czerwonka