

# **Community Development/Planning and Zoning Director Report**

November 3, 2025

Peter S. Wegner, Community Development/Planning and Zoning Director

- Correspondence with Developer regarding proposed Business Condo.
- Completed Property Information Request for 1962 Queenland Drive.
- Correspondence with Engineer regarding possible Warehouse/Distribution development and Rezone requirements.
- Review Non-Disclosure Agreement with Ruedebusch Development and Construction.
- Review amendments to Assembly Bill 449 relating to: local regulation of accessory dwelling units.
- Research § 520-23. - Commercial land use types. Campground performance standards.
- Research § 520-41. - General standards applicable to all floodplain districts. E. Public or private campgrounds.
- Preliminary review Rezone Request 2409 Tower Road. Tax Parcel ID Number: 145-2707-021-0980.
- Research and preparation for Department of Workforce Development Unemployment Insurance hearing.
- Correspondence with Village Resident regarding Earth Inc.
- Review three lot CSM Sunny Court and Wianecki Road.
- Review MILESTONE MATERIALS, 1066 Maple Ridge Road, CONDITIONAL USE PERMIT for a Nonmetallic Mining Operation.
- Review DREW RUPP, 3664 MARTIN RD, CONDITIONAL USE PERMIT, COMMERCIAL ANIMAL ESTABLISHMENT, PROFESSIONAL DOG TRAINING BUSINESS.
- Review TADI possible Warehouse/Distribution development Traffic Impact Analysis.
- Complaints and Correspondence.
- JOINT REVIEW BOARD MEETING - PERFORMANCE AND STATUS UPDATE OF THE VILLAGE'S ACTIVE TAX INCREMENTAL DISTRICTS AS REQUIRED BY WIS. STAT. 66.1105(4M)(F).
- Research records related to complaints and Dog Kennels.
- Correspondence with Developer regarding Flood Storage District Boundaries.
- Review possible locations for the placement of an accessory structure at 1420 Kronenwetter Drive within B3- General Commercial.
- Onsite to review drainage issues/concerns on corner of E. Kmiecik street and E. Nick Ave.
- Meeting with TADI, Marathon County, Rothschild and Engineer regarding Alternate Truck Routes for proposed Warehouse/Distribution Development.
- Fielded numerous phone calls from concerned residents regarding ZONING CHANGE REQUEST (Greg Tesch) and CONDITIONAL USE PERMIT (Milestone Materials).
- Meeting with Excel Engineering regarding Marathon County Garage.
- Completed property information request for 1155 Gardner Park Road.

- Research § 520-33. - Exceptions to maximum height regulations; collaborative opportunities, ATTACHMENT 8 - NONRESIDENTIAL SETBACK STANDARDS and § 520-114. - Nonconforming structures.
- Review Roadway Access Permit Application and possible variance request for three parcels located off Old Hwy 51. Tax Parcel ID Number: 145-2707-152-0974, 145-2707-152-0973 and 145-2707-152-0972.
- Meeting with American Asphalt/Milestone Materials regarding proposed Nonmetallic Mining CUP Application for property located at 1066 Maple Ridge.
- Meeting with Village President, Dan Joling.
- Correspondence with Developer regarding Multifamily Residence Development requirements within a BP – Business Park Zoning District in TID #1.
- Research Variances, Site Plans, Code Changes, Special Exceptions or Special Conditions related to exceeding the Maximum Height Regulations.
- Meeting with the Village of Rothschild regarding possible Maintenance MOU for Trailwood Lane.
- Zoning Verification Letter Requests, 1155 Gardner Park Road for PARTNER ASSESSMENT CORPORATION, PARTNER ENGINEERING AND SCIENCE, INC. and The Planning & Zoning Resource Company.
- Meeting with Village Resident regarding possible variance on property located on Russell Street.
- Correspondence with Developer regarding available properties in the Village for Single Family Residential Development.
- Meeting with Surveyor regarding CSM and Rezone to obtain additional area for a maintenance shop in 2F.
- Correspondence with Redevelopment-Resources regarding available properties in Kronenwetter that permit a Residential Business.
- Roadway Access Permit Application denial letters. Vacant (Lot 1) and 1582 (Lot 3), Old Highway 51, Kronenwetter, WI 54455. Tax Parcel ID Number: 145-2707-152-0974 and 145-2707-152-0972.
- Open records request Godfrey and Kahn, Creske Development Agreement. Termination of Option Agreement.