



Cover Letter Planning Commission

Agenda Item: Site Plan Application, Ruedebusch Development and Construction, Inc., Proposed Distribution Facility, 1619 County Highway XX, Kronenwetter, WI 54455. Tax Parcel ID Number: 145-2707-021-0981.

Meeting Date: April 8, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: : Site Plan Application, Ruedebusch Development and Construction, Inc., Proposed Distribution Facility, 1619 County Highway XX, Kronenwetter, WI 54455.

OBJECTIVE(S): To review the Site Plan Application and related documents for the development of a new distribution facility on the property described above.

HISTORY/BACKGROUND: Ruedebusch Development and Construction, Inc., proposes the development of a new distribution facility along with associated parking, internal drive aisles, pedestrian sidewalks, utilities, and stormwater management systems. The proposed development will be constructed on a 26.33-acre undeveloped property and will be approximately 18.43 acres (70.00%) of impervious cover.

The property is now zoned M2 – General Industrial, following approval of the zoning change request submitted to the Village of Kronenwetter. The zoning was previously BP – Business Park, but the approved rezoning brings the property into alignment with the proposed distribution facility use per the Village of Kronenwetter Zoning Code. No additional zoning approvals are required for the distribution center, as the M2 classification fully supports general industrial and logistics operations.

RECOMMENDED ACTION: To conditionally approve the Site Plan for Ruedebusch Development and Construction, Inc. for the development of new distribution facility. Subject to the conditions contained with the Staff’s Report and imposed by the Plan Commission and to accept the findings of fact set forth in the Staff’s Report.

ATTACHMENTS: Staff Report, Site Plan Application and Draft Development Agreement