



**Ruedebusch Development and Construction, Inc., Proposed Distribution Facility, 1619 County Highway XX, Kronenwetter, WI 54455. Tax Parcel ID Number: 145-2707-021-0981.  
SITE PLAN APPLICATION**

**STAFF REPORT FOR PLAN COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Meeting: 6:00 pm. April 8, 2026

**APPLICANT:**

Carl Ruedebusch  
4605 Dovetail Drive  
Madison, WI 53704

**PROPERTY OWNER:**

ALLIANCE HOLDINGS LLC  
1619 COUNTY ROAD XX  
Kronenwetter, WI 54455

**LOCATION OF REQUEST:** 1619 County Highway Kronenwetter, WI 54455



**Map 1: Site Location**

(Source Data: Village of Kronenwetter)



**ACREAGE:** 22.128 Acres

**Legal DESCRIPTION:** SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 1 CSM #19700 DOC #1891378

**LEGAL NOTIFICATION:** Notice of the project was sent to adjacent property owners within 100 feet of the subject property on March 5, 2026.

**DEVELOPMENT PATTERN (AND ZONING):** Subject Property: General Industrial (M2)  
North: Light Industrial (Village of Rothschild) (I-1)  
South: General Industrial (M2)  
East: Single Family Residential (SF)  
West: Commercial (Village of Rothschild) (C-2)

## **INTRODUCTION**

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. The parcel's future land use designation is Industrial/Commercial.

The project site is currently undeveloped with the exception of two minor features: a small wooden shed situated on the northwest portion of the parcel, and an asphalt driveway located in the northeast corner. Other than these isolated elements, the land is vacant and has no existing buildings, infrastructure, utilities, or operational uses.

The proposed land use is a distribution facility, which is consistent with the newly approved M2 – General Industrial zoning classification. The facility will support package handling, loading and unloading operations, employee parking, vehicular circulation, and associated support functions typical of a modern distribution center.

The distribution center will operate 24 hours per day to support around-the-clock package handling and logistics operations. Projected water usage, both normal and peak, has not yet been finalized. However, it is expected to remain low because distribution activities do not require water-intensive processes. Most water consumption will be limited to restrooms and breakroom fixtures. Similarly, sanitary sewer loading values are still to be determined but will remain minimal due to the low water demand. The completed Traffic Impact Analysis indicates that the facility will generate approximately 1,700 new trips per day, with 195 during the morning peak and 130 during the evening peak.



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



VILLAGE OF KRONENWETTER PLAN COMMISSION  
FEBRUARY 16, 2026

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

**RECOMMENDED MOTION**

To conditionally approve the Site Plan for Ruedebusch Development and Construction, Inc. for the development of a 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.

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION**

*Section 520-29(C)(5) of the Village of Kronenwetter General Code states the Plan Commission may approve a site plan only after considering the following:*

***(a) The proposed use(s) conform(s) to the uses permitted in that zoning district.***

The proposed land use is a distribution facility, a permitted use in the General Industrial (M2) Zoning District.

***(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of this chapter.***

The dimensional arrangement of the building and hard surfaced areas conforms to all requirements of setback and height restrictions of Chapter 520 of the Village General Code.

***(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.***

The proposed use meets all use and design provisions as found in Chapter 520 of the Village General Code.

***(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.***

No new public streets are proposed for this development. Two proposed access points off Trailwood Lane will be utilized to enter and exit the property.

***(e) The proposed on-site buildings, structures and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting and parking, as specified by this chapter or any other codes or laws.***

The proposed site plan is situated to minimize adverse effect upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, lighting, erosion, grading, and parking, as specified by Chapter 520 of the Village General Code and all other codes or laws. Infiltration basins will be constructed to manage storm water for impervious surfaces. Erosion control measures will be implemented during construction.

***(f) Natural features of the landscape are retained where they can enhance the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties***



**used for dissimilar purposes or where they assist in preserving the general safety, health, welfare and appearance of the neighborhood.**

A landscape plan will identify a combination of large deciduous/coniferous trees, shrubs and herbaceous plants strategically placed on the property.

**(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing or landscaping, as provided or required.**

The proposed uses must comply with ARTICLE XI. - LANDSCAPING AND PRESERVATION STANDARDS. § 520-79. - Landscaping requirements. A landscaping plan, including screening and fencing is required.

**(h) Land, buildings and structures are readily accessible to emergency vehicles and disabled persons.**

Emergency vehicles will have adequate access to the site and buildings. Emergency vehicles can access the property through the roadway access off Trailwood Lane. The Fire Chief, Police Chief, Village Administrator, and Public Works Director have reviewed and approved the site plan.

**(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans.**

The site plan is consistent with the intent and purpose of Chapter 520 of the Village General Code. The site plan promotes the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans. The parcel is zoned M2 - General Industrial. The use being proposed is a permitted use within the General Industrial (M2) Zoning District.

**(j) The site plan is consistent with the public goals, objectives, principles, standards, policies and urban design criteria set forth in the Village's Master Plan or components thereof.**

The site plan is consistent with and furthers the goals, objectives, principles, and policies established in the Village's Comprehensive Plan. The Future Land Use Map shows the subject property as Industrial. As part of the Comprehensive Plan, the goal of the Village is to make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability. This includes, "Strategically locate new developments in areas to create mutually beneficial relationships among businesses," "Strive to avoid allowing conflicting land uses to be located adjacent to one another" and "Encourage industrial uses in areas with convenient access to arterial roadways." This parcel is located within TID #1, which was created in 2004. The purpose of TID #1 is to promote industrial development and thereby assist in furthering the employment goals of the area and to provide incentive for private investment in the Village of Kronenwetter.



### **Suggested Conditions:**

1. The Developer shall enter into Developer Agreement with the Village of Kronenwetter.
2. The Developer shall establish and maintain the required landscaping as required by the site plan during each phase of construction and in accordance with the landscaping plan of the site plan or requirements of the VILLAGE Ordinance.
3. The Developer shall establish and maintain the required stormwater requirements as required by the site plan during the first phase of the construction and in accordance with the site plan.
4. The Developer shall sign and submit a Stormwater Maintenance Agreement prior to the issuing of building permits.
5. The Developer shall pave the asphalt driveway apron entrances, driveways, parking areas as indicated on the site plan.
6. The Developer shall meet all local, state, and federal requirements for fire protection.
7. All exterior lighting shall be full cut-off lighting and installed according to the location, height, and illumination power specified on the site plan.
8. During the site development process, the developer shall maintain the site in an effort to reduce any negative effects of construction on neighboring properties. Any areas of bare dirt shall be seeded with grass at the completion of each phase.
9. The Developer shall obtain a Roadway Access Permit from the VILLAGE.
10. The Developer must comply with all ordinance requirements and performance standards related to current and future proposed uses.
11. The Developer will comply with all Traffic Impact Analysis recommendations. The Village may modify certain conditions of this Permit to comply with the Traffic Impact Analysis recommendations.