



PLAN COMMISSION MEETING MINUTES

August 18, 2025 at 6:00 PM

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

1. CALL MEETING TO ORDER

President David Baker called the meeting to order at 6 p.m.

A. Pledge of Allegiance

Those in attendance were invited to recite the Pledge of Allegiance.

B. Roll Call

PRESENT: President David Baker, Trustee Ken Charneski, Dick Kvapil, Tony Stange, Bruce Sinkula, Rick Grundman, Dan Lesniak

STAFF: Community Development Director Peter Wegner, Clerk Jennifer Poyer

GUESTS: Samantha Miller – Denyon Homes

2. ANNOUNCEMENT OF PUBLIC HEARING

President David Baker announced the commencement of the public hearing.

C. ZONING CHANGE REQUEST

HVF Income Trust (Dale Folwarski), 1756 E. State Highway 153, Kronenwetter, WI, 54455, Request rezone from AR (Agricultural and Residential) to RR-5 (Rural Residential 5). The 47.58-acre parcel (1756 E STATE HIGHWAY 153) will be divided to create a 5.055-acre parcel and a 42.52-acre parcel. Parcel Identification Number: 145-2707-253-0993. Legal description of the subject property: SEC 25-27-07 W 1/2 W 1/2 E 1/2 SW 1/4 & E 1/2 W 1/2 SW 1/4 EX VOL 578M-975/HWY EX N 460' THRF Community Development Director Peter Wegner presented information regarding the zoning change request. The lot would meet the requirements for the change. Legal notification information was presented.

Bernie Kramer, 2150 E. State Hwy 153, Peplin, WI, 54455 – Kramer said he supports both zoning change requests on the agenda.

Dale Folwarski, 697 CTH X, Kronenwetter, WI, 54455 – Folwarski explained the zoning would match nearby parcels.

D. ZONING CHANGE REQUEST

David and Lois Pelot, 3225 Martin Road, Kronenwetter, WI 54455, requests a zoning change from RR-5 (Rural Residential 5) to RR-2 (Rural Residential 2). The 9.59-acre parcel (3225 Martin Road) will be divided to create a 6.57-acre parcel (Lot 1) and a 3.021-acre parcel (Lot 2), located at 3225 Martin Road, Kronenwetter, WI, 54455. Parcel Identification Number: 145-2708-091-0989. Legal description of the subject property: SEC 09-27-08 PT OF NE 1/4 NE 1/4 - LOT 1 CSM VOL 83 PG 15 (#17358) (DOC# 1711450).

Community Development Director Peter Wegner presented information regarding the zoning change request. Legal notifications were announced. The change would be consistent with the Comprehensive Plan. The change meets the requirements.

Todd Bohm, 3176 Martin Road, Kronenwetter, WI, 54455 - Bohm said he is a neighbor of the Pelots and he supports the zoning change.

3. CLOSE PUBLIC HEARING

President David Baker announced the closure of the public hearing.

4. PUBLIC COMMENT

Bernie Kramer, 2150 E. State Hwy. 153, Kronenwetter, WI, 54455 – Kramer spoke regarding agenda item 7G. He said the non-metallic mine would not bring any benefit to the people of Kronenwetter.

Tom Burch, 832 State Hwy. 153, Kronenwetter, WI, 54455 – Burch said American Asphalt has a long relationship with the Village. He said they supported the Village financially when the water and sewer utility was starting. He said they are looking to move forward with something that would benefit the Village.

5. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

No minutes were presented for approval.

6. REPORTS AND DISCUSSIONS

E. Community Development Director Report

Community Development Director Peter Wegner presented his report and answered questions from the committee members including questions regarding burial in the Village and FAA property.

F. Review 2017 Wisconsin Act 67

Community Development Director Peter Wegner presented information provided on 2017 Wisconsin Act 67 including the background and changes.

7. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION

G. Milestone Materials Conditional Use Permit for a Nonmetallic Mining Operation

Motion by Charneski/Stange to deny the conditional use permit because it failed items 1,2,3 and 5.

Motion carried by roll call vote. 7:0.

Reviewed criteria of conditional use permits. Discussed TID 1 project plan, purpose and summary; property owner benefit; building local industry; Wis. Stats. 66.1103 (k) definitions of project and industrial project-mining not included in language; Act 67; TID value; criteria for conditional use permit in TID; added increment to proposal; benefits vs. adverse impacts; and obligations to school, county, Village.

8. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

H. Zoning Change Request and CSM – Folwarski

Motion by Lesniak/Sinkula to approve the zoning change request and CSM as presented. Motion carried by roll call vote. 7:0.

I. Zoning Change Request and CSM - Pelot

Motion by Lesniak/Kvapil to approve the zoning change request and CSM as presented. Motion carried by roll call vote. 7:0.

J. Zero-Lot-Line Residences

Denyon Homes Business Manager Samantha Miller presented a PowerPoint presentation on zero-lot-line properties. Discussed differences between zero-lot-line and duplex homes; arguments presented in previous Village Board meeting when zero-lot-lines were discussed; agreement required between owners; advantage to TID 5; apartment developments; buyers of zero-lot-line properties; and direction from Village Board. Item will be added to the Village Board meeting on September 8, 2025.

K. Chicken Ownership in the Village (CLIPP)

Motion by Grundman/Lesniak to move forward with a public hearing. Motion carried by voice vote. 6:1. Voting nay – Dick Kvapil.

Discussed background of this item; CLIPP's vote to move it forward; and enforcement process plan.

L. Review Previously Proposed Changes to § 520-121. - Conditional Use Permits

Community Development Director Peter Wegner presented past actions regarding this item.

Motion by Lesniak/Stange to look at both of these items in July of 2026. Motion carried by voice vote. 7:0.

M. Review Previously Proposed Changes to § 520-124. - Site Plan Procedures

Item included with motion under 8L.

9. NEXT MEETING: September 15, 2025

10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

11. ADJOURNMENT

Motion by Kvapil/Sinkula to adjourn. Motion carried by voice vote. 7:0.

Meeting adjourned at 8:13 p.m.

DRAFT