

**PARCEL # 145-2707-034-0972 (TESCH)
ZONING CHANGE REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. October 20, 2025

APPLICANT:

Dustin Vreeland, Vreeland Associates
6103 Dawn Street
Weston, WI 54476

OWNER:

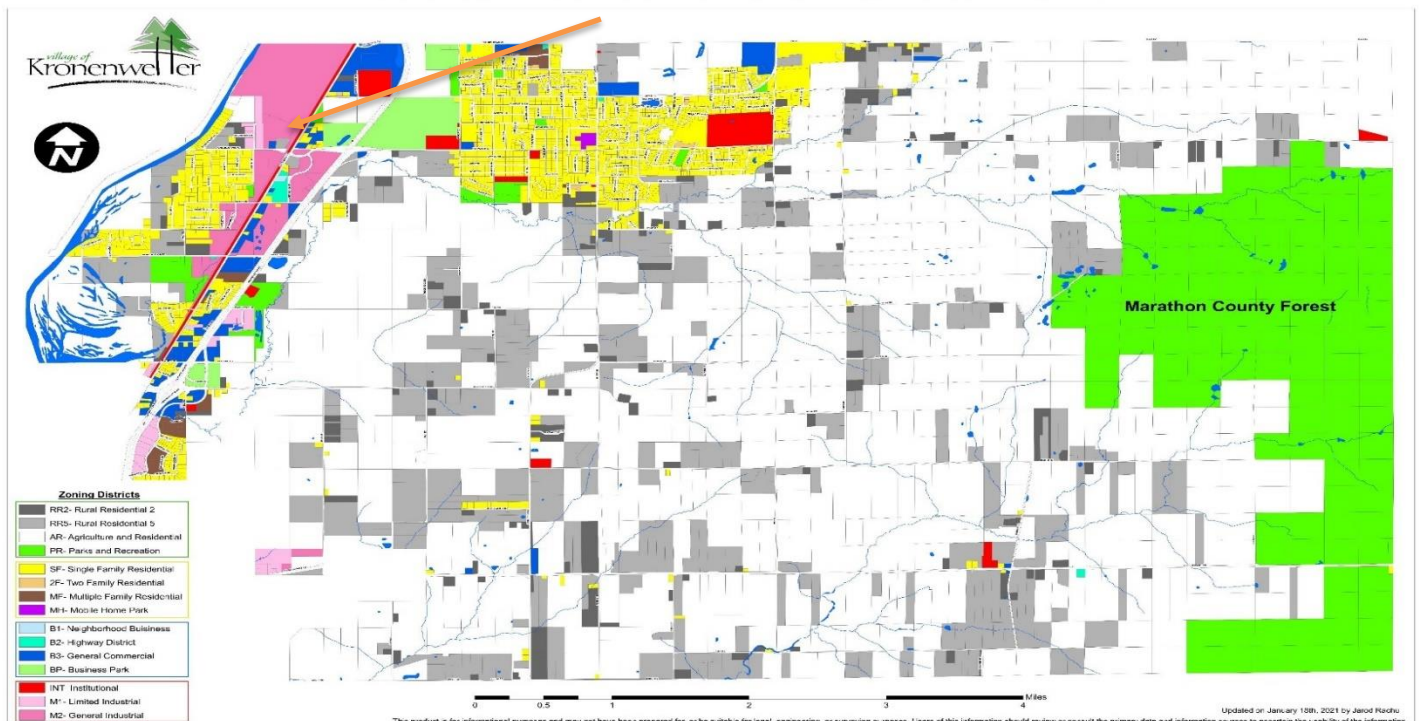
Premier Property Holdings LLC
1190 Gardner Park Road
Kronenwetter, WI 54455

Prepared By:

Vreeland Land Surveyors
6103 Dawn Street
Weston, WI 54476

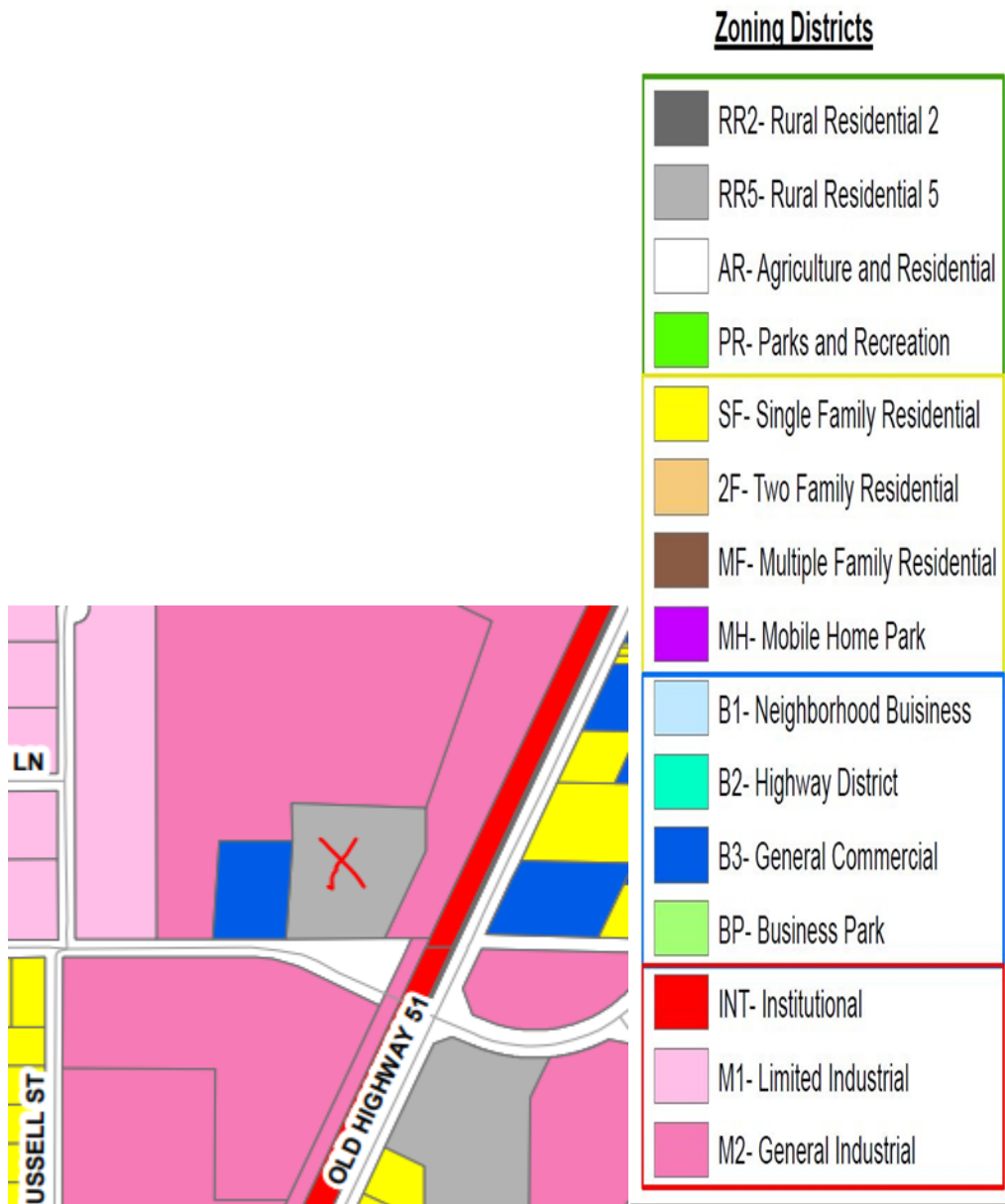
LOCATION OF REQUEST: 1190 Gardner Park Road, Kronenwetter, WI 54455 (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



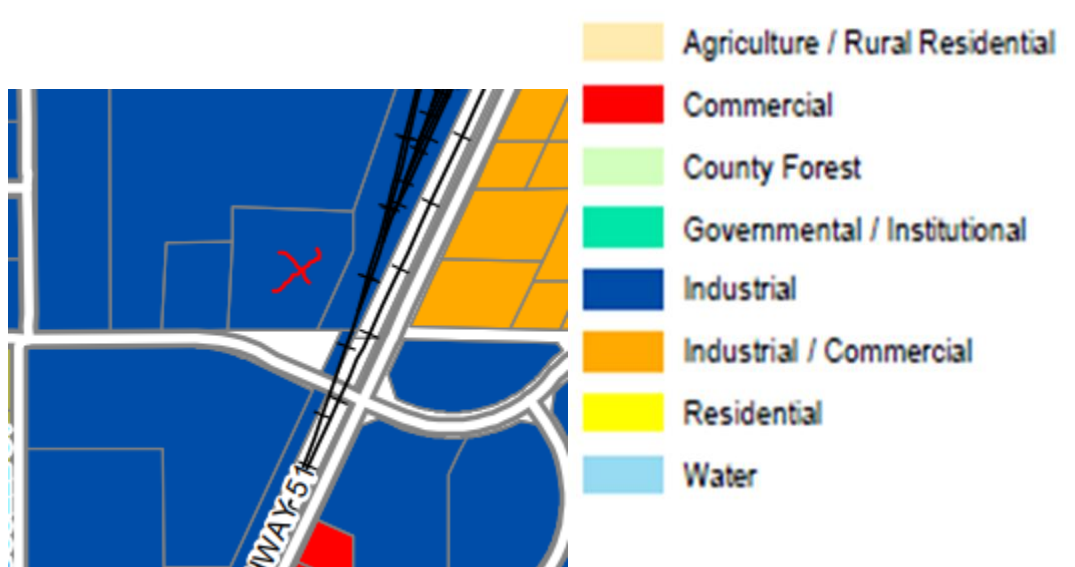
Map 1: Location Map
(Source Data: Marathon Co. GIS)

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Map 2: Current Zoning
(Source Data: Village of Kronenwetter)

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Map 3: Future Land Use Map (Source Data: Village of Kronenwetter)

Legal Description of Property:

SEC 03-27-07 PT OF SW 1/4 SE 1/4 - PCL 1 CSM VOL 34 PG 104 (#8726) (DOC #1055283)

Current Zoning:

RR5 – Rural Residential 5 (see Map 2)

**COMPREHENSIVE PLAN
FUTURE LAND USE:**

Industrial (See Map 3)

LEGAL NOTIFICATION:

A legal advertisement was published in the Wausau Daily Herald on Monday, October 6, 2025 and Monday, October 13, 2025. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on October 9, 2025.

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Map 4: Aerial Photo
(Source Data: Marathon County)

INTRODUCTION: RR-5 (Rural Residential 5) to M2 (General Industrial)

Greg Tesch Rezone Request from RR5 - Rural Residential 5 to M2 – General Industrial. The existing 5.068acre parcel meets the minimum density standards for M2 – General Zoning. Minimum Lot Area (40,000sf), Minimum Lot Width (100ft) and Minimum Lot Public Street Lot Frontage (50ft). The proposed rezone from RR5 to M2 is consistent with neighboring parcels.

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION

Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
 - Yes. The property is designated on the Future Land Use Map as Industrial there are existing M2 - General Industrial, M1 - Limited Industrial and B3 – General Commercial parcels in this area. The rezone of this parcel from RR5 to M2 will allow for consistent land uses with adjoining parcels. This is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.

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2. *Does the rezoning further the purpose and intent of this Chapter?*
 - Yes. Rezoning this property, will maintain an Industrial use consistent with the surrounding area. This satisfies the Zoning Ordinance's purpose of Implementing the comprehensive plan to the extent possible under zoning and Promoting high-quality and sustainable community design.
3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*
 - No Keeps it the same.
4. *Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*
 - Yes. There is existing M2 - General Industrial, M1 - Limited Industrial and B3 – General Commercial parcels in this area. The property owners proposes to utilize the parcel for purposes within these districts.
5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*
 - Yes. The proposed property will meet all minimum requirements.
5. *For applications to rezone land to a multi-family, commercial, or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?*
 - Yes. There is adequate public infrastructure available to accommodate the range of uses allowed in that zoning district.

RECOMMENDED MOTION

Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Gregory Tesch from RR5 - Rural Residential 5 to M2 – General Industrial as presented.