

Zoning Change Request Application

Application Fee: \$300 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4th Tuesday of each month.

Although not required, it is recommended that the applicant attend these meetings.



Applicant Information

1. Applicant Name Troy Torgerson Phone Number 715-261-6980
Address 1100 Lakeview Drive, Door 43 Wausau, WI 54403
Email Troy.Torgerson@marathoncounty.gov
2. Property Titleholder Name Marathon County Phone Number 715-261-1453
Address 500 Forest St, Wausau, WI 54403
Email Chris.Holman@marathoncounty.gov
3. Prepared By Company Name Marathon County Name Shad Harvey
Address 1100 Lakeview Drive, Suite 400, Wausau, WI 54403
Phone Number 715-261-6030 Email shad.harvey@marathoncounty.gov

Property Information

4. Property Address See Appendix 1
5. Section 2 Township 27 Range 7 6. Parcel Identification # (PIN) See Appendix 1
7. Legal Description (attach an additional sheet if necessary) See attached Preliminary CSM
8. Current Zoning District See Appendix 1 9. Proposed Zoning District M-2 (General Industrial)
10. Parcel Acreage See Appendix 1 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Yes
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Marathon County has not previously requested a zoning change.
13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? Future Marathon County Highway Facility. See Appendix 2 for scheduled

Required Attachments

1. Narrative describing the zoning change request with respect to the following matters:
 - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 - b. Does the rezoning further the purpose and intent of this Chapter?
 - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
 - d. 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?
 - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
 - f. 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?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

Applicant Acknowledgement

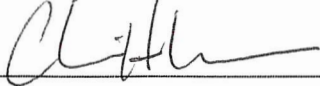
I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.



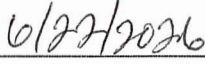
Applicant



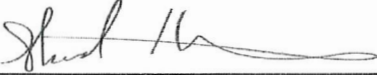
Date



Property Titleholder



Date



Prepared By

6/16/2026

Date

FOR OFFICE USE ONLY:

Application Received 06/23/2026 Check # 01043176

Plan Commission:

Meeting Date July 20, 2026 Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

Parcel Information:

Parcel Number	Site Address	GIS Acreage	Current Zoning District	Proposed Zoning District
145-2707-022-0958	2388 OLD HIGHWAY 51 KRONENWETTER, WI 54455	6.17	B3	M2
145-2707-022-0957	2384 OLD HIGHWAY 51 KRONENWETTER, WI 54455	0.58	SF	M2
145-2707-022-0968	2342 OLD HIGHWAY 51 KRONENWETTER, WI 54455	8.13	B3	M2
145-2707-022-0969	2338 OLD HIGHWAY 51 KRONENWETTER, WI 54455	3.78	B3	M2
145-2707-022-0973	2312 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.63	SF	M2
145-2707-022-0975	2322 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.33	2F	M2
145-2707-022-0971	2328 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.35	SF	M2
145-2707-022-0970	N/A	1.39	B3	M2
145-2707-023-0992	2302 OLD HIGHWAY 51 KRONENWETTER, WI 54455	0.8886	AR	M2

Marathon County Highway Facility Conceptual Timeframe

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1			Land Acquisition	1 day	Mon 6/30/25	Mon 6/30/25		
2			RFP for A/E Services	3.2 wks	Thu 7/17/25	Thu 8/7/25	1	
3			A/E Mandatory Pre proposal	1 day	Tue 7/1/25	Tue 7/1/25	1	
4			A/E Selection	5 days	Fri 8/8/25	Thu 8/14/25	2,3	
5			A/E - AIA Contract	2 wks	Fri 8/15/25	Thu 8/28/25	4	
6			RFP CM at Risk Services	3 wks	Fri 8/29/25	Thu 9/18/25	5	
7			CM Selection	1 day	Fri 9/19/25	Fri 9/19/25	6	
8			CM - AIA Contract	2 wks	Mon 9/22/25	Fri 10/3/25	7	
9			Schematic Design - DD 30% per Excel	26 wks	Fri 8/29/25	Thu 2/26/26	5	
10			Budget Review with MC, Miron, Excel	2 days	Tue 3/3/26	Wed 3/4/26	9FS+2 days	
11			County Board Supervisor Approval	1 day	Tue 3/17/26	Tue 3/17/26	9,10FS+8 days	
12			Design Development - CD 60% per Excel	8 wks	Wed 3/18/26	Tue 5/12/26	9,10,11	
13			Budget Review with MC, Miron, Excel	1 day	Tue 5/12/26	Tue 5/12/26	12FS-1 day	
14			Construction Documents - 90%	12 wks	Wed 5/13/26	Tue 8/4/26	12	
15			County Board Supervisor Final Approval	1 day	Tue 8/4/26	Tue 8/4/26	14FS-3 days	
16			Bidding	5 wks	Wed 8/5/26	Tue 9/8/26	14	
17			Establish GMP	1 day	Wed 9/9/26	Wed 9/9/26	16	
18			Contracts, Mobilization	16 days	Wed 9/9/26	Wed 9/30/26	16	
19			Construction	70 wks	Thu 10/1/26	Wed 2/2/28	16,18	
20			Substantial Completion	1 day	Thu 2/3/28	Thu 2/3/28	19	

Marathon County Highway Facility Petition for Rezone Narrative:

Marathon County requests rezoning of the following parcels 145-2707-022-0958 (B3), 145-2707-0220-957 (SF), 145-2707-022-0968 (B3), 145-2707-022-0969 (B3), 145-2707-022-0973 (SF), 145-2707-022-0975 (2F), 145-2707-022-0971 (SF), 145-2707-022-0970 (B3), 145-2707-023-0992(AR), properties to the M-2 General Industrial District to accommodate the combination and development of a new County Highway Facility. The existing Highway facilities are outdated and no longer meet operational, spatial, or safety needs. The proposed location provides direct access to the regional transportation network and sufficient area for efficient, modern operations. Rezoning into the M-2 district is necessary because the use of a Highway Facility is not permitted in the current B-3 or Residential districts. The M-2 district appropriately accommodates this essential public works and transportation infrastructure that serve the entire County.

1. Consistency With the Village of Kronenwetter Comprehensive Plan (2019):

The proposed rezoning is consistent with the Village's Comprehensive Plan and its Future Land Use Map (Map 8), which designates this area for Industrial/Commercial uses, intended for concentrated development in heavy industrial or light business/office settings. The Comprehensive Plan emphasizes strategic industrial growth in areas with access to major transportation corridors and adequate public services. Rezoning the property to M-2 supports this vision and aligns zoning with the Comprehensive Plan's intent to coordinate land use with infrastructure capabilities.

The following section present each chapter, beginning with Chapter 4: Utilities and Community Facilities Goals, along with its corresponding objective reference and a description of how the project meets that objective.

Utilities and Community Facilities Goals Alignment (Chapter 4):

The Village will maintain utility infrastructure to the highest standards to support residents and businesses of Kronenwetter as the community grows.

- **Objective A:** Highway Facility development is consistent with existing water and sewer capacities, with coordination to accommodate both municipal utility demands and private well usage for operations such as brine production.
- **Objective C:** The majority of the property was previously owned by WPS and exempt from taxes, provides a unique opportunity to develop infrastructure with minimal impact on the local tax base while supporting community growth and improved utility services.

Transportation Goals Alignment (Chapter 6):

The Village will develop and maintain a safe, efficient, and interconnected transportation network serving motorists, businesses, pedestrians, and bicyclists.

- **Objective D:** The facility enhances connectivity with neighboring communities and regional transportation corridors, promoting efficient traffic flow and commerce.
- **Objective E:** The project encourages collaboration with Marathon County on roadway improvements, access points, and traffic management, supporting local and county infrastructure planning.

Land Use Goals and Objectives Alignment (Chapter 8):

The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- **Objective (a):** Strategically locating the highway facility adjacent to the existing Wisconsin Public Service (WPS) facility creates a complementary relationship between infrastructure-oriented uses, enhancing operational efficiency and reinforcing the area as a regional hub for utility and transportation services.
- **Objective (c):** The Future Land Use Map identifies this area as appropriate for industrial and transportation-related development. Rezoning aligns the zoning map with the Comprehensive Plan, ensuring that industrial activity occurs in locations equipped for its intensity and access needs.
- **Objective (e):** Locating the highway facility with the WPS site clusters compatible industrial and public works uses, minimizing potential land use conflicts, protecting nearby residential neighborhoods, and avoiding scattered industrial development.
- **Objective (g):** The site's proximity to Interstate 39/ Old Highway 51 provides convenient access to arterial roadways, supporting efficient movement of vehicles, materials, and personnel.
- **Objective (j):** Locating the facility within an established industrial corridor protects community character and quality of life while incorporating design measures to mitigate visual, lighting, and noise impacts.
- **Objective (m):** The proximity of the proposed County Highway Facility to the WPS facility directly satisfies this objective. The M-2 rezoning ensures that adjacent properties evolve in a mutually compatible and strategically coordinated manner. This reinforces the Village's commitment to cooperative planning with public utilities and other key infrastructure partners.

Intergovernmental Cooperation Goals Alignment (Chapter 9):

The Village will strive to develop an informed citizenry that provide valuable input to the Village's decision-making processes.

- **Objective E:** The facility supports collaboration with adjacent municipalities to enhance motorized transportation networks, improving regional connectivity and infrastructure planning.

Summary:

Rezoning the property to the M-2 Industrial District for a future Marathon County Highway Department Facility aligns with the Village's Comprehensive Plan and multiple policy objectives, including land use coordination, transportation efficiency, utility management, tax base considerations, and intergovernmental cooperation. This strategic location ensures compatible industrial development, supports public service operations, and protects the character and quality of life of Kronenwetter residents while advancing regional infrastructure goals.

2. Purpose and Intent of the Zoning Ordinance:

Rezoning the subject property to M-2 (General Industrial) to allow for the construction and operation of a Marathon County Highway Department Facility is fully consistent with, and advances, the stated purposes and intent of the Village of Kronenwetter's Zoning Code.

Each of the following code purposes is furthered through this proposal:

- **Protecting public health, safety, morals, comfort, convenience, and general welfare.**
 - The new highway facility will enhance the County's ability to maintain safe and functional roadways throughout the region. Centralizing operations in a modern, code compliant facility ensures more effective snow removal, road maintenance, and emergency response, all of which directly protect public safety and welfare. The proximity to major transportation corridors allows County operations to occur efficiently and with minimal impact to residential areas, supporting comfort and convenience for residents and businesses.
- **Implementing the comprehensive plan to the extent possible under zoning.**
 - The rezoning aligns with the Village of Kronenwetter Comprehensive Plan (2019), which designates this area for industrial and transportation-related use. By amending the zoning map to M-2, the Village will bring its zoning into closer conformity with the adopted Future Land Use Map and the Plan's stated goals for coordinated growth, industrial clustering, and intergovernmental cooperation.

- **Controlling and lessening congestion in the streets.**
 - Locating the facility near Old Highway 51 and Interstate 39/Highway 51 allows heavy vehicle traffic to utilize major arterials instead of local streets, reducing congestion and wear on residential roadways. Site design will include safe ingress and egress points to further minimize traffic conflicts.
- **Securing safety from fire, panic, and other dangers.**
 - The facility will be constructed in accordance with modern building and fire codes, including controlled access, adequate turning radii for emergency vehicles, and appropriate storage practices for materials such as fuel and road salt. The site's design and location provide improved emergency response capabilities for the entire region.
- **Promoting adequate light and air.**
 - The proposed use will adhere to all M-2 development standards, including building setbacks, open-space ratios, and lighting controls. Exterior lighting will be downcast and shielded to prevent light spillover, maintaining safe working conditions without impacting neighboring parcels.
- **Encouraging the protection of natural resources.**
 - Modern site design and stormwater management will protect nearby waterways and groundwater resources. Salt and fuel will be stored within enclosed, contained structures, preventing contamination and aligning with the Village's environmental protection objectives.
- **Preventing the overcrowding of land and undue concentration of population.**
 - The proposed M-2 rezoning and highway facility do not involve residential use and therefore prevent population concentration. The facility's layout provides adequate space for safe equipment operation, stormwater management, and potential future expansion without overcrowding the site.
- **Preserving and enhancing property values.**
 - Concentrating public works and industrial uses near existing infrastructure, such as the Wisconsin Public Service (WPS) facility immediately adjacent, maintains compatibility and prevents incompatible encroachment into residential zones. This supports stable and predictable property values by ensuring that industrial activity remains appropriately located.

- **Facilitating adequate transportation, water, sewage disposal, parks, and other public facilities.**
 - The facility itself directly contributes to the maintenance of the Village's and County's transportation systems, ensuring safe and well-maintained roads. The development will connect to adequate utilities and drainage systems and will be coordinated with the Village's infrastructure planning, ensuring that service capacity is not exceeded.
- **Promoting high-quality and sustainable community design.**
 - The project will be developed with durable materials, professional landscaping, and screening that align with the Village's site-design standards. By clustering compatible industrial and public service uses in one area, the rezoning promotes a cohesive and efficient land-use pattern reflective of sustainable community design principles.
- **Managing growth and the impacts of land development.**
 - The rezoning represents responsible growth management, channeling necessary public infrastructure into areas planned and served for industrial development. The project minimizes potential land-use conflicts, ensures infrastructure adequacy, and supports long-term operational needs in a controlled, well-planned setting.
- **Preserving and enhancing community appearance and quality of life.**
 - By locating this use in an established industrial corridor adjacent to the WPS facility, the Village maintains the visual and functional integrity of residential areas. The project's design will include landscape buffering, controlled lighting, and architectural consistency, ensuring a professional and orderly appearance that upholds the community's aesthetic and quality-of-life standards.

Summary:

Rezoning the property to the M-2 General Industrial district for the Marathon County Highway Department Facility directly implements the Village's zoning purpose statement. It promotes public safety, environmental stewardship, compatible land-use planning, and high-quality design, while advancing the Village's Comprehensive Plan and preserving the character of surrounding areas. This rezoning represents sound, coordinated, and sustainable land-use decision-making consistent with the overarching intent of the Village of Kronenwetter Zoning Code.

3. Corrections or Changed Conditions

- This request is not the result of a prior mapping error however the residential zoning districts no longer reflect the area's prevailing or intended development pattern as envisioned in the 2019 plan.
- As noted in Chapter 1 of the Village Comprehensive plan, the Village continues to experience steady population and employment growth, supported by available land for expansion. The Plan explicitly recognizes that such growth creates a need for expanded infrastructure and public facilities. The proposed rezoning supports these changed conditions by positioning a critical County service where it can best serve the community and regional transportation network.

4. Consistency of Land Uses, Intensities, and Impact:

- The proposed M-2 zoning maintains appropriate land use intensity and compatibility with surrounding properties. The site is adjacent to existing or planned industrial and commercial related uses per the Future Land Use Map and the official zoning map. The Plan stresses maintaining compatibility between industrial and neighboring land uses through landscaping, screening, and design standards, all of which will be integrated into the facility's site plan.

5. Minimum Frontage and Parcel Size:

- The parcel proposed for rezoning meets the Village's minimum standards for frontage and lot area as required for the Zoning map amendment. There is sufficient frontage to accommodate safe access, circulation, and required setbacks in accordance with the M-2 General Industrial District standards.

6. Adequacy of Public Infrastructure:

- Adequate public infrastructure is available or can be extended to serve the site. Discussions with Village staff regarding utilities confirm that the site has access to adequate municipal water and sewer service. In coordination with the Village, the County has also agreed to install a private well to supply water for the salt brine system, avoiding the use of municipal water for that purpose. The site's location provides direct access to Old Highway 51 and I-39/Highway 51, which will minimize heavy-vehicle traffic through residential areas and improve emergency response efficiency. Stormwater management and utility service will be designed in accordance with Village engineering standards and applicable environmental protection practices. Overall, the project will improve public health, safety, and welfare by providing a modern, environmentally responsible facility that strengthens the County's ability to maintain roadways and respond effectively during severe weather events.

7. Conclusion:

The proposed rezoning from B-3 and Residential districts to M-2 General Industrial is:

- Fully consistent with the 2019 Comprehensive Plan's goals for transportation, industrial development, and intergovernmental cooperation;
- Aligned with the purpose and intent of the Village's zoning ordinance;
- Supported by changed infrastructure and regional service needs;
- Compatible with adjacent industrial and transportation uses; and
- Served by adequate infrastructure and utilities.

Approval of this rezoning will allow Marathon County to move forward with the required permitting and approval processes for the proposed highway facility, which will strengthen the region's transportation network, improve service delivery, and reflect coordinated planning between Marathon County and the Village of Kronenwetter.

8. Property Map:

- See attached Preliminary CSM, illustrating the proposed rezoning boundary.

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin



Marathon County Certified Survey Map No. _____

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin

Surveyor's Certificate

I, David Decker, Wisconsin Professional Land Surveyor S-3108, do hereby certify to the best of my knowledge and belief: that I have surveyed, mapped, and divided part of the Southwest 1/4 of the Northwest 1/4 and Part of the Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of Section 2, Thence S89°50'34"E, along the East-West 1/4 line of said Section 2, 110.43 feet to the east right-of-way line of Old Highway 51 and point of beginning; Thence N25°19'40"E along said east right-of-way line of Old Highway 51, 1302.75 feet to the Northwest Corner of Certified Survey Map Number 19159 recorded as Document Number 1853550; Thence S89°47'53"E, along the north line of said Certified Survey Map Number 19159, and the south line of Certified Survey Map Number 19921 recorded as Document Number 1905841, 606.61 feet, Thence S1°26'05"E along the west right-of-way line of Gate Of Heaven Drive and the east line of the Southwest quarter of the Northwest quarter, 1179.01 feet, Thence S0°17'38"E along the east line of Parcel 2 of Certified Survey Map Number 10740, 35.89 feet, Thence N89°50'38"W along the north right-of-way line of Gate Of Heaven Drive, 1078.72 feet, Thence N0°09'47"E along the east line of Parcel 1 of Certified Survey Map Number 10740, 35.88 feet to the south line of the Southwest 1/4 of the Northwest 1/4, Thence N89°50'34"W along the south line of the Southwest quarter of the Northwest quarter, 115.00 feet to the point of beginning.

That the above described parcels of land contain 1,099,758 sq. ft. or 25.247 acres.

That I have made this survey at the direction of Chris Holman, agent of said parcel.
That said parcels are subject to easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Village of Kronenwetter Land Division Ordinance. That this map is a correct and accurate representation of the exterior boundaries of said parcels, and of the division thereof made.

Dated this 12th day of June, 2026

David R. Decker
Marathon County Surveyor
WI PLS S-3108



APPROVED FOR RECORDING UNDER THE
TERMS OF THE VILLAGE OF
KRONENWETTER LAND DIVISION
REGULATIONS.

BY: _____

DATE: _____