



July 24, 2026

Project Narrative

Project: Marathon County Highway Commission – New Garage
2312 Old Highway 51
Kronenwetter, WI 54455

Marathon County Highway Commission is requesting conditional use permit and site plan review and approval for a new highway garage located at 2312 Old Highway 51 (parcels 14527070220958; 14527070220957; 14527070220968; 14527070220969; 14527070220973; 14527070220975; 14527070220971; 14527070220970) in the Village of Kronenwetter. The parcels are currently being combined via Certified Survey Map and the full property is currently in the process of rezoning to M-2. A highway facility requires a conditional use permit in the M-2 district. The Village Future Land Use Designation is Industrial / Commercial.

The 25-acre project site is bordered by a parking lot owned by Wisconsin Public Service to the north, the improved rural asphalt roadway of Gate of Heaven Drive to the south, and the unimproved Gate of Heaven Drive right-of-way to the east, beyond which are wooded lands and a cemetery. Much of the project site consists of vacant open fields. The southernmost approximately 220 feet of the site was previously occupied by four single-family residential properties, and an additional single-family residence was located along Old Highway 51; all have recently been demolished by the property owner. Limited wooded areas remain along portions of the site perimeter, including along the northern and southern property boundaries.

The proposed development will consist of three buildings and associated site improvements, including vehicle parking and maneuvering areas, vehicle staging areas, a truck scale, fueling area and waste enclosure. Proposed site data includes a ratio of 19.89% building floor area, 52.85% pavement and 27.26% landscape/open space. Stormwater runoff from the proposed development will be directed to a proposed bioretention area located at the south end of the site. The proposed area of land disturbance is 25 acres.

The property will be transformed into a development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. Exterior materials are represented in the attached elevations and will consist of acid washed and sand blasted precast, utility bricks, galvanized steel siding, and concealed fastener metal panel system.

The proposed development will serve as a County Highway Department maintenance and operations facility supporting roadway maintenance, snow and ice control operations, fleet storage and maintenance, material storage, brine production, and employee training activities. The facility is anticipated to accommodate approximately 55 employees on the largest shift, with additional attendance during occasional training events. The site has been planned to accommodate potential future expansion as County operational needs evolve.

The proposed development meets the conditional use criteria as described below.

Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

- The proposed development is consistent with the Village Future Land Use Designation of Industrial / Commercial for the project site. The development will comply with all applicable Village ordinances, regulations, and design standards.

The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?

- The facility has been designed to minimize impacts on surrounding properties and public infrastructure. The proposed development incorporates appropriate setbacks, landscaping, stormwater management, parking, access control, and operational areas to reduce visual, noise, and traffic impacts. Traffic generated by the facility is anticipated to be manageable and compatible with surrounding roadways. The development will meet applicable environmental and engineering requirements and will not create an undue burden on neighboring properties or public facilities.

Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

- The proposed facility is compatible with the existing land uses in the surrounding area. The intensity of development is appropriate for a governmental operations facility and is designed to function efficiently while mitigating impacts through site design, screening, and operational controls.

Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

- Municipal sanitary sewer and water are available to the site along with dry utilities. Stormwater runoff from the proposed development will be directed to a proposed bioretention area located at the south end of the site. No undue burden will be imposed on public facilities.

Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

- The public benefits of the proposed County Highway Facility substantially outweigh any potential adverse impacts. The facility will improve the County's ability to maintain roadways, respond to emergencies, manage snow and ice operations, and provide efficient transportation infrastructure services.