



Report to Planning Commission

Agenda Item: Zoning Change Request: Wausau Limited Partnership, 2409 Tower Road, Kronenwetter, WI 54455.

Meeting Date: December 15, 2025

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Zoning Change Request: Wausau Limited Partnership, 2409 Tower Road, Kronenwetter, WI 54455.

OBJECTIVE(S): To review the Zoning Change Request

HISTORY/BACKGROUND: Wausau Limited Partnership, 501 Bell Street, Suite 301, Dubuque, IA 52001, requests a Zoning Change of 15.00 acres from BP – Business Park to M2 – General Industrial located at 2409 Tower Road, Kronenwetter, WI 54455. The existing 15.00acre 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 BP to M2 is consistent with the Future Land Use Map and complies with the Project Plan requirements of TID #1.

RECOMMENDED ACTION: Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Wausau Limited Partnership from BP (Business Park) to M2 (General Industrial).

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

ATTACHMENTS: Zoning Change Request and Staff Report