

November 21, 2025

Village of Kronenwetter

Attn: Peter Wegner
Community Development Director
1582 Kronenwetter Drive
Kronenwetter, WI 54455



Subject: Zoning Change Request Applications PIN 145-2707-021-0981 and 145-2707-021-0980

Dear Peter:

We respectfully submit the attached Zoning Change Request Applications for consideration and approval regarding the parcels located at 1619 County Road XX in the Village of Kronenwetter (PIN 145-2707-021-0981) and at 2409 Tower Road in the Village of Kronenwetter (PIN 145-2707-021-0980). The requests propose a change in zoning from BP – Business Park to M2 – General Industrial. Two checks, each for \$300 to cover the application fees, will be mailed.

We kindly request that these items be placed on the agenda for the December 15th Plan Commission meeting and the December 22nd Village Board meeting for review and consideration.

Narrative in Support of Zoning Change Request

a. Consistency with the Comprehensive Plan

The proposed rezoning is consistent with the Village of Kronenwetter's 2019 Comprehensive Plan, as required by Wisconsin Statutes. The Plan designates the future land use of the subject parcels as Industrial/Commercial, which aligns directly with the proposed M2 zoning classification. The Village has consistently supported the industrial land use of the subject properties.

b. Furthering the Purpose and Intent of the Zoning Chapter

Rezoning to M2 supports the purpose and intent of the Village's Zoning Chapter by promoting orderly development, encouraging industrial investment, and enhancing the community's economic base. It facilitates appropriate land use in a location well-suited for industrial activity and long-term growth.

c. Addressing Issues on the Official Zoning Map

ii. Changed Factors: The proposed rezoning supports the existing Distressed Tax Increment District #1; an Industrial Tax Increment District (TID) formed in 2004. TID #1 was amended to a Severely Distressed TID in 2013. Currently less than 30% of the land within the TID is zoned Industrial which is well below the 50% Industrial zoned goal within the original TID plan. The rezone of this property will help the TID achieve the overall goals and create tax increment



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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

badly needed by the Severely Distressed TID.

iii. Growth Patterns: Industrial development in TID #1 has progressed slower than anticipated. Rezoning this area could assist the district in reaching its target of 50% industrial use, currently at just 23%.

d. Consistency with Surrounding Land Uses

The proposed M2 zoning maintains compatibility with surrounding land uses and intensities. While adjacent parcels to the east are currently zoned SF – Single Family Residential, the Comprehensive Plan anticipates future commercial development in portions of that area. The proposed zoning change complements this vision and supports a cohesive land use pattern.

e. Parcel Size and Frontage Requirements

The subject parcels meet and exceed the minimum requirements for a zoning map amendment. Both parcels possess more than 200 feet of frontage and significantly exceed the 25,000 square foot area threshold.

f. Availability of Public Infrastructure

Adequate public infrastructure is available to support the range of uses permitted under M2 zoning. The site benefits from direct access to major transportation routes and existing utility services, making it well-positioned for industrial development. The intended use, a Distribution Center, is currently a conditional use under BP zoning. Rezoning to M2 would streamline the approval process and provide greater flexibility for future expansion, eliminating the need for additional Conditional Use Permits.

We appreciate your consideration of this request and welcome the opportunity to discuss the proposal further. Please feel free to contact me with any questions or if additional information is needed.

Sincerely,



Nate Guldan
Civil Design Operations Manager
REI Engineering, Inc.

cc. Dave Hull, Ruedebusch Development and Construction Inc
Bill Scholfield, Scholfield Group LLC

Enclosures

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 William (Bill) Scholfield Phone Number 715-574-7007
Address W157 N7071 Mayflower Ct., Menomonee Falls, WI 53051
Email bill@scholfieldgroup.com
2. Property Titleholder Name Alliance Holdings LLC Phone Number 630-842-0775
Address 10805 S Business Hwy 51, Rothschild, WI 54474
Email jay@wausauhomes.com
3. Prepared By Company Name REI Engineering Inc Name Nate Guldán
Address 4080 N. 20th Ave, Wausau, WI 54401
Phone Number 715-675-9784 Email nguldán@reiengineering.com

Property Information

4. Property Address 1619 County Road XX/1671 County Road XX
5. Section 2 Township 27N Range 7E 6. Parcel Identification # (PIN) 145-2707-021-0981
7. Legal Description (attach an additional sheet if necessary) See Attached
8. Current Zoning District BP - Business Park 9. Proposed Zoning District M2 - General Industrial
10. Parcel Acreage 22.128 11. Will the Zoning Change be accompanied by a CSM or Subdivision? No
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? No
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? Yes, 2026 Construction Start, Distribution Center

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.

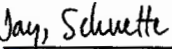
Applicant Acknowledgement

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

11/20/25
Date

Signed by:


Property Titleholder

11/20/2025
Date

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Prepared By

11/21/25
Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

Legal Description

All of Lot 1 of Certified Survey Map Number 19700, recorded as Document Number 1891378 and corrected with an Affidavit of Correction, recorded as Document Number 1898304, both filed in the Marathon County Register of Deeds Office; located in the Northeast 1/4 of the Fractional Northeast 1/4 of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



REI Engineering, Inc.
4000 N. 20th Avenue
Wausau, Wisconsin 54981
Phone: 715.735.7411 FAX: 715.735.7412
Email: mail@reiengineering.com



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ENGINEERING, SURVEYING



DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF	DESIGNED BY: LAZ	SURVEY DATE: 10-14-2023
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 11-14-2023
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

RE-ZONE REQUEST LOT 1
COUNTY HIGHWAY XX & TRAILWOOD LANE
VILLAGE OF ROTHCHILD, WISCONSIN

REI
REI No. 0453B
SHEET EXH-1

Zoning Change Request Application

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Email bill@scholfieldgroup.com
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Address 501 Bell Street, Suite 301, Dubuque, IA 52001
Email ChrisHelle@mccoygroup.com
3. Prepared By Company Name REI Engineering Inc Name Nate Guldán
Address 4080 N. 20th Ave, Wausau, WI 54401
Phone Number 715-675-9784 Email nguldán@reiengineering.com

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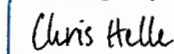
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Property Titleholder



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Recommendation: Approved / Denied

Village Board:

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