

**PARCEL # 145-2707-021-0981 (ALLIANCE HOLDINGS LLC)  
ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. December 15, 2025

**APPLICANT:**

Bill Scholfield  
W157 N7071 Mayflower Ct.  
Menomonee Falls, WI 53051

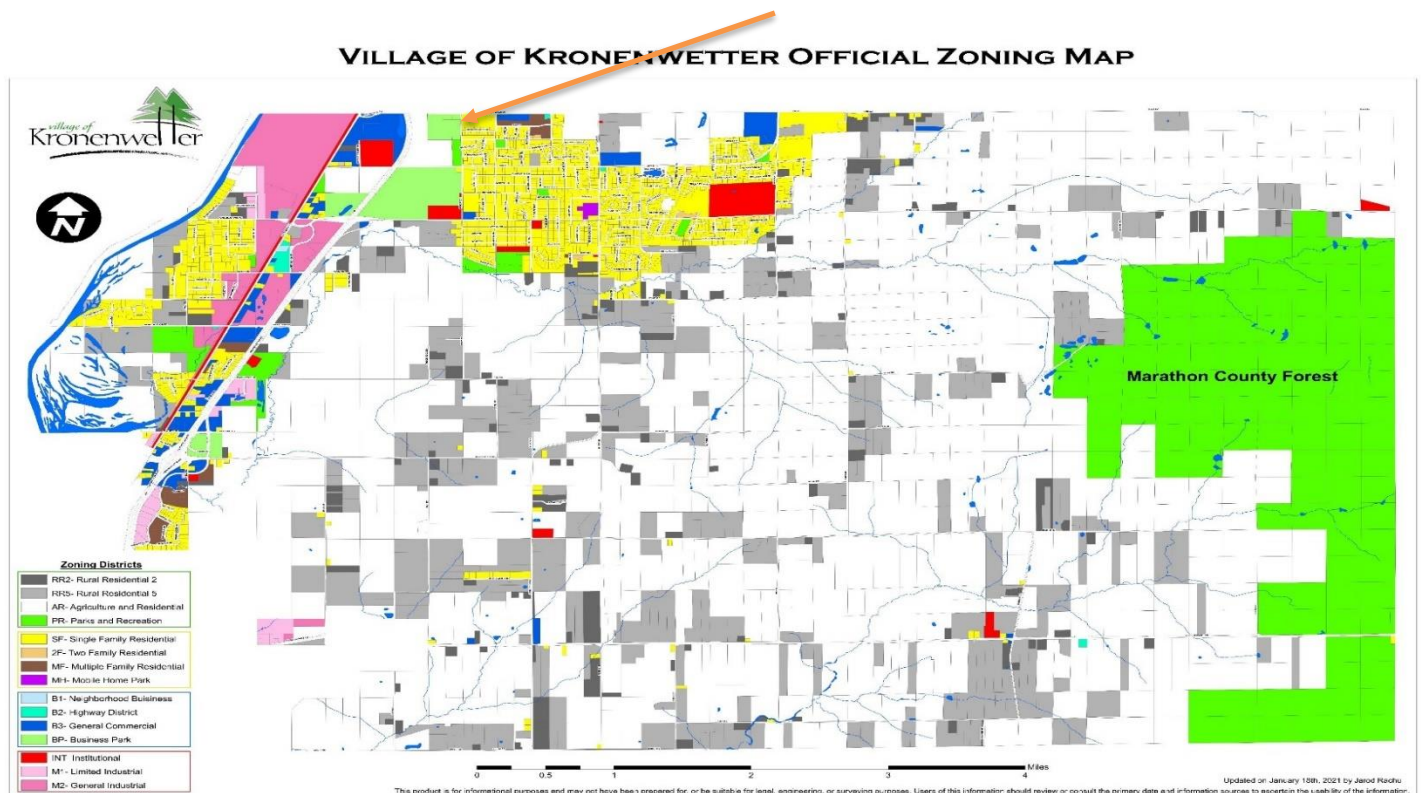
**OWNER:**

Alliance Holdings LLC  
10805 S Business Hwy 51  
Rothschild, WI 54474

**Prepared By:**

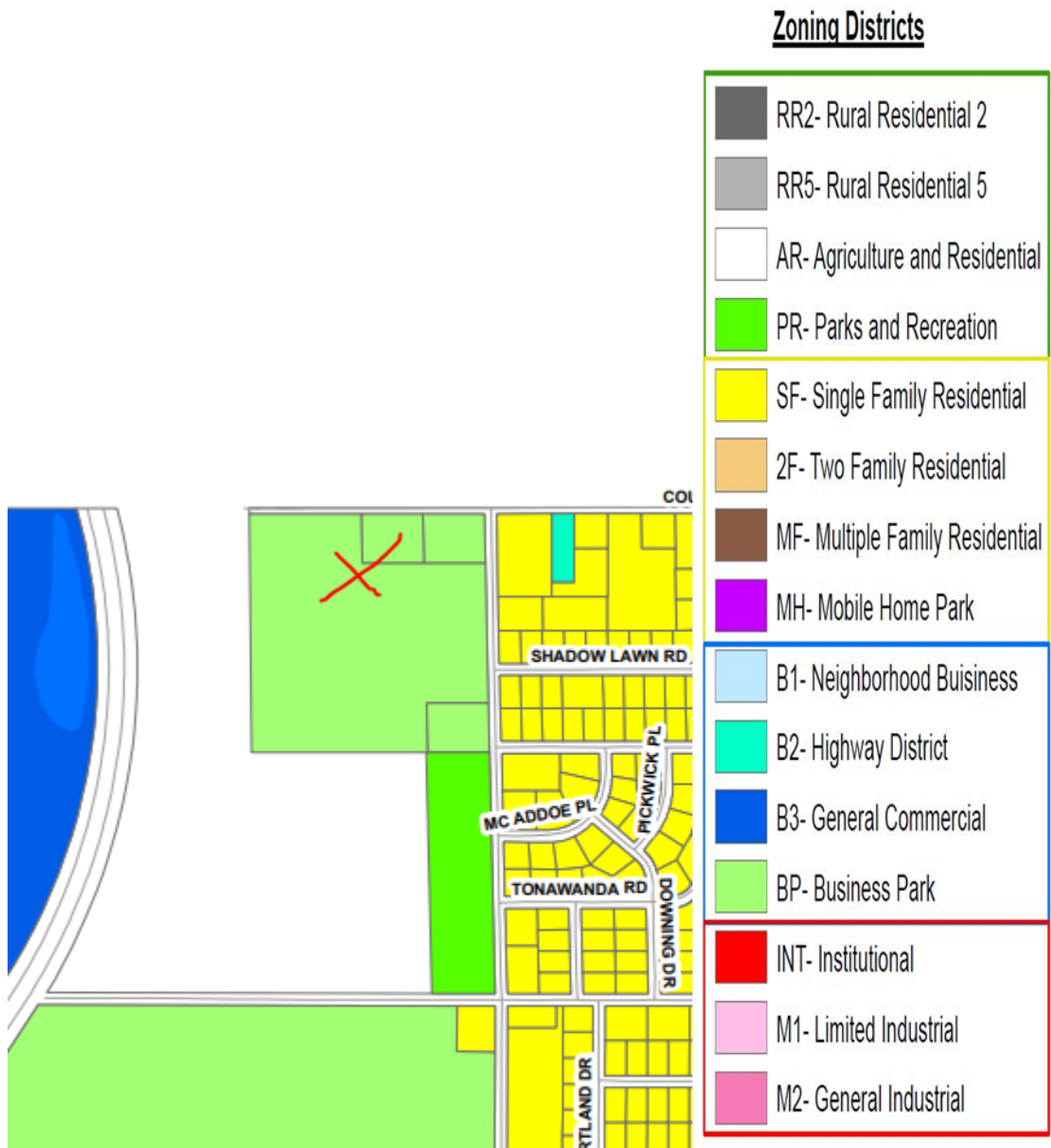
REI Engineering  
4080 N. 20<sup>th</sup> Ave.  
Wausau, WI 54401

**LOCATION OF REQUEST:** 1619 County Road XX, Kronenwetter, WI 54455 (See Map 1)

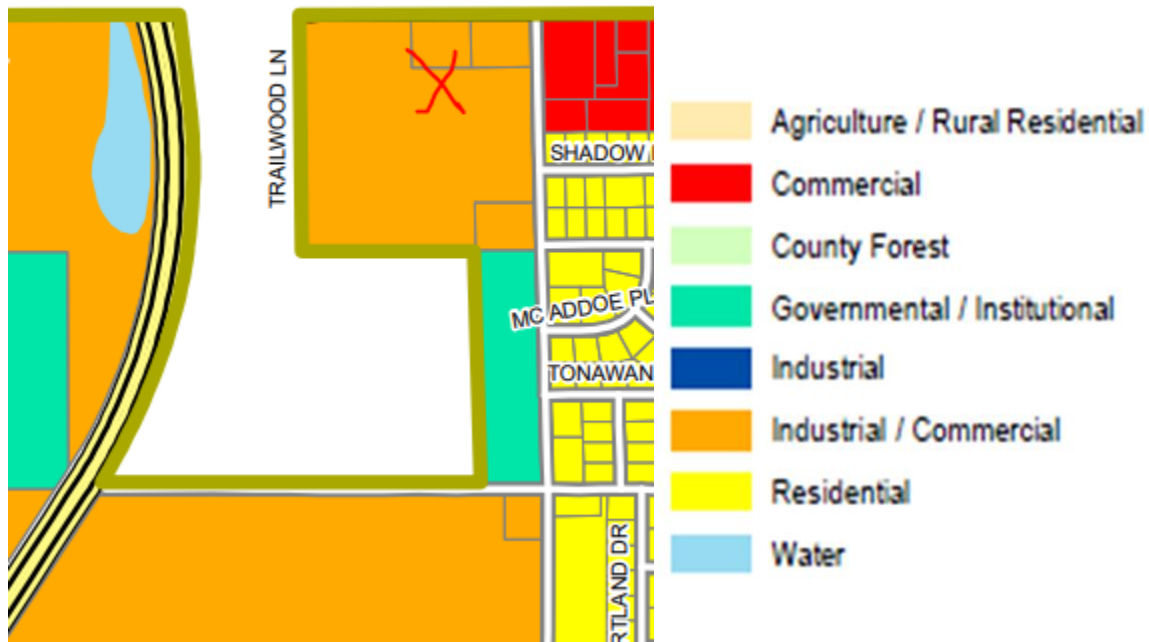


**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)

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



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

**Legal Description of Property:**

SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 1 CSM #19700 DOC #1891378

**Current Zoning:**

BP – Business Park (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, December 1, 2025 and Monday, December 8, 2025. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on December 1, 2025.

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

**INTRODUCTION:** BP (BUSINESS PARK) to M2 (GENERAL INDUSTRIAL)

Alliance Holdings LLC Rezone Request from BP – Business Park to M2 – General Industrial. The existing 22.128acre 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.

**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:*

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1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
  - Yes. 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.  
No less than 50 percent of the area in the District is suitable for industrial development and has been zoned for industrial use.  
Any property that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of TID #1.
2. *Does the rezoning further the purpose and intent of this Chapter?*
  - Yes. Rezoning this property from BP to M2 satisfies the Zoning Ordinance's purpose of Implementing the comprehensive plan to the extent possible under zoning, Managing growth and the impacts of land development; 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. The proposed zoning district allow land use types listed as permitted uses within the district. Some of these land use types were conditional uses under BP – Business Park.
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 within the zoning district.

### **RECOMMENDED MOTION**

Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Alliance Holdings LLC from BP – Business Park to M2 – General Industrial as presented.