



PLAN COMMISSION MEETING MINUTES

October 20, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

@6:00PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Rick Grundman

Ken Charneski

2. SELECTION OF CHAIR AND VICE CHAIR

No Action

3. ANNOUNCEMENT OF PUBLIC HEARING

C. § 520-27. - Accessory and miscellaneous land use types.

TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES

An Ordinance amending Chapter 520, entitled "Zoning," of the General Code of Ordinances. The Village of Kronenwetter is proposing an amendment to subsection §520-27. - Accessory and miscellaneous land use types. These amendments are being proposed in order to permit chickens within the SF – Single Family Zoning District.

Peter Wegner gave overview.

Proposal is only for chickens with a limit of 4 hens, no roosters. Chickens are to be kept in coop and no closer than 5 feet from property line. Coop and pen shall allow for 4 feet per chicken, not exceed 32 sq feet. Coops must be reasonably free of chicken manure.

D. ZONING CHANGE REQUEST (Greg Tesch)

Greg Tesch, 2210 River Forest Lane, Kronenwetter, WI 54455 requests a Zoning Change of 5.068 acres from RR5 - Rural Residential 5 to M2 – General Industrial located at 1190 Gardner Park Road, Kronenwetter, WI 54455. Parcel Identification Number: 145-2707-034-0972. Legal description of the subject property: SEC 03-27-07 PT OF SW 1/4 SE 1/4 - PCL 1 CSM VOL 34 PG 104 (#8726) (DOC #1055283).

Overview given by Peter Wegner.

Greg Tesch is requesting a rezone from RR5 - Rural Residential 5 to M2 – General Industrial. Owner wants to build business condos.

E. CONDITIONAL USE PERMIT (Drew Rupp)

Drew Rupp, 3664 Martin Road, Kronenwetter, WI 54455, requests a Conditional Use Permit for a Commercial Animal Establishment (Dog Kennel) at 3664 Martin Road, Kronenwetter, WI 54455. Tax

Parcel ID Number: 145-2708-034-0994. Legal description of subject property: SEC 03-27-08 PT OF SE 1/4 SE 1/4 BEG 330' E OF SW COR N1320' E 330' S 1320' W 330' TO BEG. 10.00 Acres.

Peter Wegner gave overview. Owner Drew Rupp spoke on behalf of himself. He addressed the noise concerns by explaining he will have less than 3 dogs at a time with most training being done at parks and in the community. The kennel permit is also being reviewed.

F. CONDITIONAL USE PERMIT (Milestone Materials)

Milestone Materials, 920 10th Avenue North, Onalaska, WI, 54650, requests a Conditional Use Permit for a Nonmetallic Mining Operation at 1066 Maple Ridge Road, MOSINEE, WI 54455. Tax Parcel ID Number: 145-2707-222-0999. Legal description of the subject property: SEC 22-27-07 NE 1/4 NW 1/4 EX VOL 492D-640 VOL 500D-542 VOL 507D- 502. 36.00 Acres.

4. CLOSE PUBLIC HEARING

5. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

6. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

G. 2025 05 01 PC Meeting Minutes

Motion made by Charneski, Seconded by Sinkula to approve with noted changes.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

H. 2025 05 19 PC Meeting Minutes

Motion made by Charneski, Seconded by Sinkula to approve with noted changes.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

I. 2025 06 16 PC Meeting Minutes

Motion made by Charneski, Seconded by Sinkula to approve with noted changes.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

J. 2025 08 06 PC Meeting Minutes

Motion made by Charneski, Seconded by Sinkula to approve with noted changes.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

K. 2025 08 18 PC Meeting Minutes

Motion made by Charneski, Seconded by Sinkula to approve with noted changes.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

7. REPORTS AND DISCUSSIONS

L. Community Development Director Report

8. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

M. Baars Certified Survey Map

Motion made by Grundman, Seconded by Lesniak.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman

Voting Nay: Charneski

N. § 520-27. - Accessory and miscellaneous land use types.

Motion made by Charneski, Seconded by Lesniak to recommend to the VB to approve.

Voting Yea: Stange, Sinkula, Lesniak, Charneski

Voting Nay: Kvapil, Grundman

O. ZONING CHANGE REQUEST (Greg Tesch)

Motion made by Sinkula, Seconded by Charneski to recommend to VB to approve.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

P. CONDITIONAL USE PERMIT (Drew Rupp)

Motion made by Charneski, Seconded by Stange to recommend to VB approve the CSM and Kennel Permit.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

Q. CONDITIONAL USE PERMIT (Milestone Materials)

Motion made by Charneski, Seconded by Stange to deny the CUP

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

9. NEXT MEETING: NOVEMBER 17, 2025

10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

Comprehensive plan update

11. ADJOURNMENT

@8:10PM

Motion made by Kvapil, Seconded by Stange.

Voting Yea: Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 010/16/2025 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages

Minutes prepared by _____