

**PARCEL # 145-2708-062-0983 (APG NWI LLC)
ZONING CHANGE REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. February 16, 2026

APPLICANT:

Rad Pandit
APG NWI LLC
5772 New Castle Lane
Bettendorf, IA 52722

OWNER:

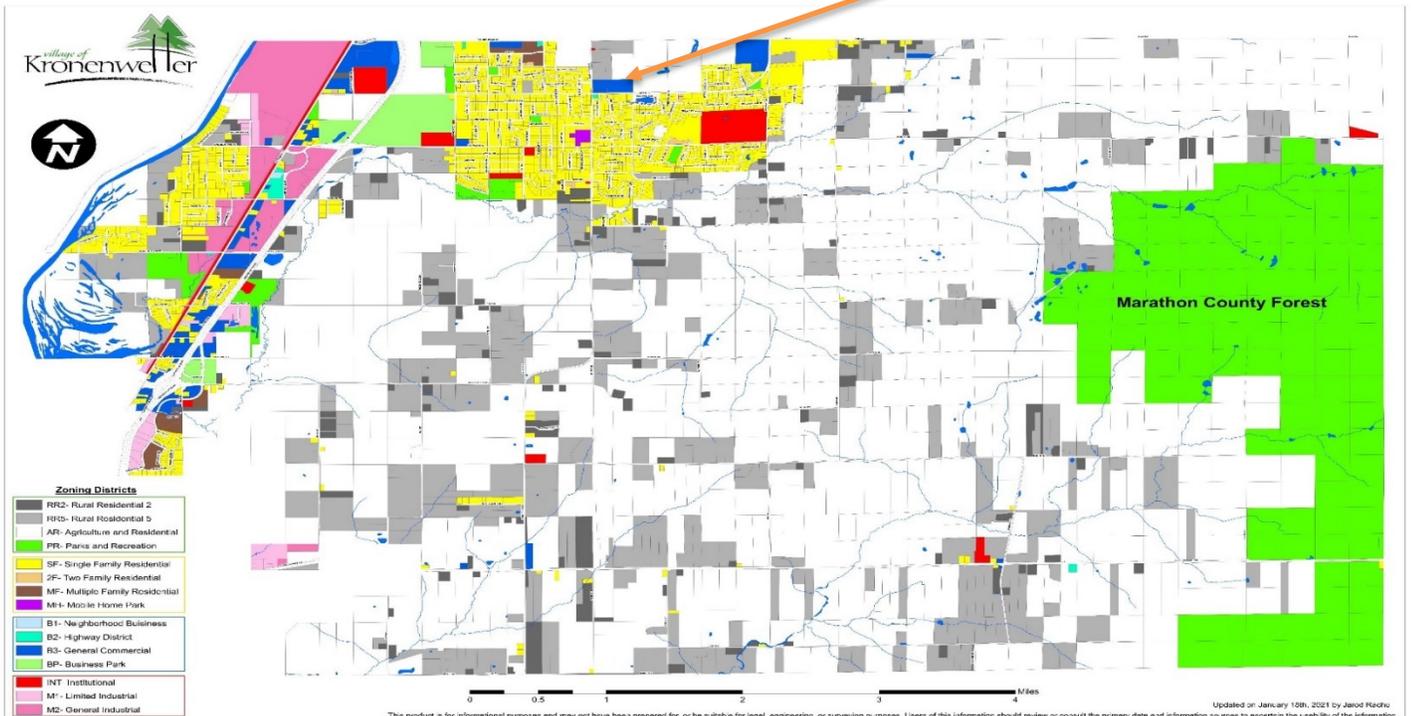
APG NWI, LLC
5772 New Castle Lane
Bettendorf, IA 52722

Prepared By:

Davel Engineering and Environmental
1164 Province Terrace
Menasha, WI 54952

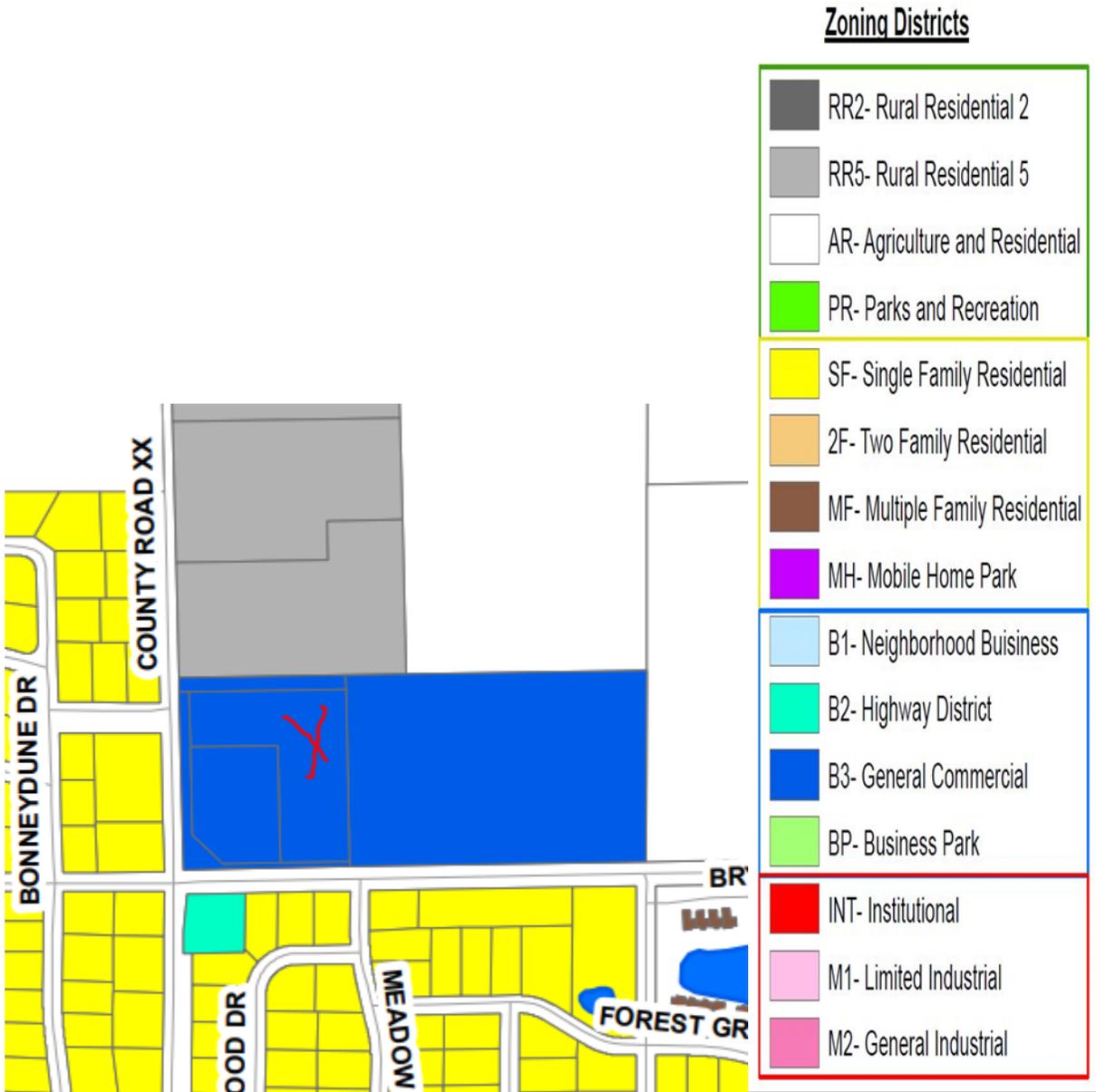
LOCATION OF REQUEST: County Road X (no address), Kronenwetter, WI 54455 (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



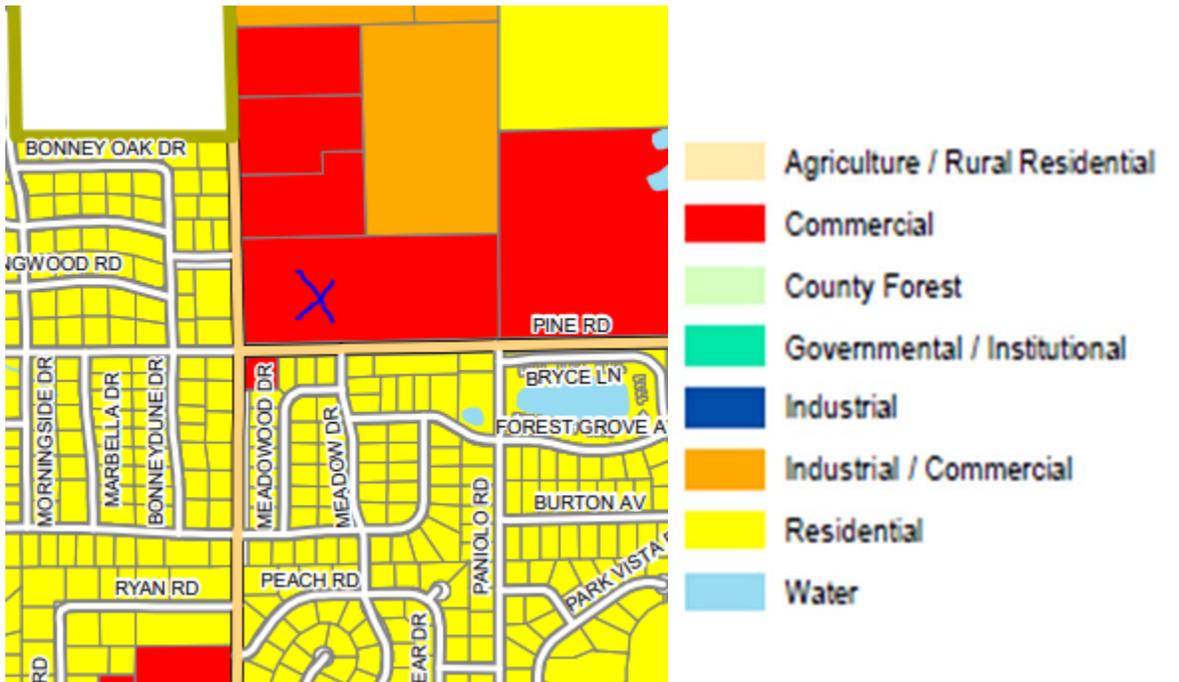
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Map 1: Location Map
 (Source Data: Marathon Co. GIS)



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

PARCEL # 145-2708-062-0983 (APG NWI LLC LLC)



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

Legal Description of Property:

SEC 06-27-08 PT OF S 1/2 NW FRL 1/4 - LOT 2 CSM VOL 83 PG 58 (#17401) (DOC# 1714094)

Current Zoning:

B3 – General Commercial (see Map 2)

COMPREHENSIVE PLAN

FUTURE LAND USE:

Commercial (See Map 3)

LEGAL NOTIFICATION:

A legal advertisement was published in the Wausau Daily Herald on Monday, February 2, 2026 and Monday, February 9, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on February 5, 2026.

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:

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*

- The proposed rezone from B3 – General Commercial to MF – Multiple Family Residential is not consistent with the Future Land Use Map. Furthermore, it is contrary to the Comprehensive Plan objective to “Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations” and “Strive to avoid allowing conflicting land uses to be located adjacent to one another.”

2. *Does the rezoning further the purpose and intent of this Chapter?*

Rezoning this property from B3 – General Commercial to MF – Multiple Family Residential does not satisfy the Zoning Ordinance's purpose of “Implementing the comprehensive plan to the extent possible under zoning” and “Preventing the overcrowding of land and undue concentration of population.”

3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*

(a) 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.

(b) 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.

(c) Growth patterns or rates have changed, thereby creating the need for a rezoning.

- 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?*

- Changing the Zoning District from B3 – General Commercial to MF – Multiple Family Residential removes 4.392 acres from an approximate 22 acre area, currently zoned B3 – General Commercial. If rezoned to MF, this parcel would be sandwiched in between two B3 Zoning Districts. A Multifamily Residence is prohibited use within B3 – General Commercial.

5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*

- The proposed property will meet all minimum requirements.

6. *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?*

- 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 or deny the Zoning Change Request for APG NWI LLC from B3 – General Commercial to MF – Multiple Family Residential as presented.