

**JESSE HINTZ, CONDITIONAL USE PERMIT APPLICATION FOR A RESIDENTIAL BUSINESS
(COPPER WIRE RECOVERY) AT 1589 KOWALSKI ROAD, KRONENWETTER, WI 54455.**

TAX PARCEL ID NUMBER: 145-2707-111-0996

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

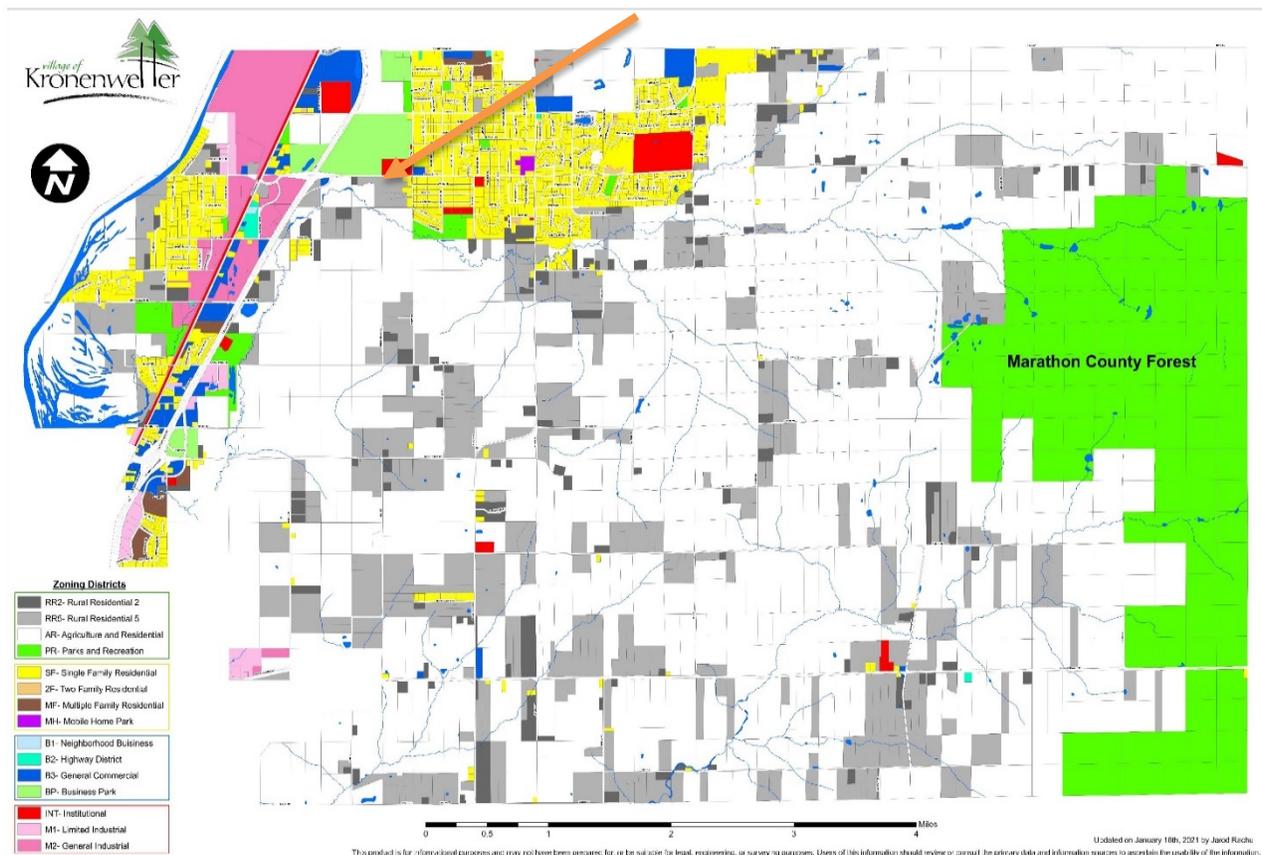
Plan Commission Public Hearing: 6:00 p.m. February 16, 2026

APPLICANT:

Jesse Hintz
160711 County Rd C
Mosinee, WI 54455.

LOCATION OF REQUEST: 1589 Kowalski Road, Kronenwetter, WI 54455. (See Map 1)

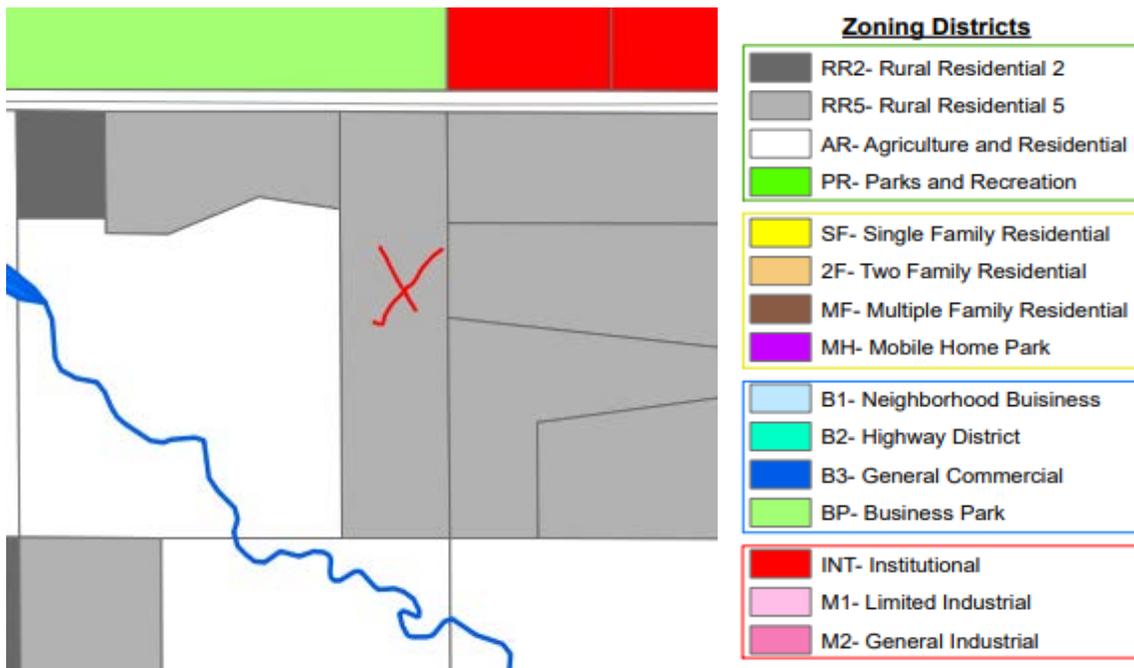
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



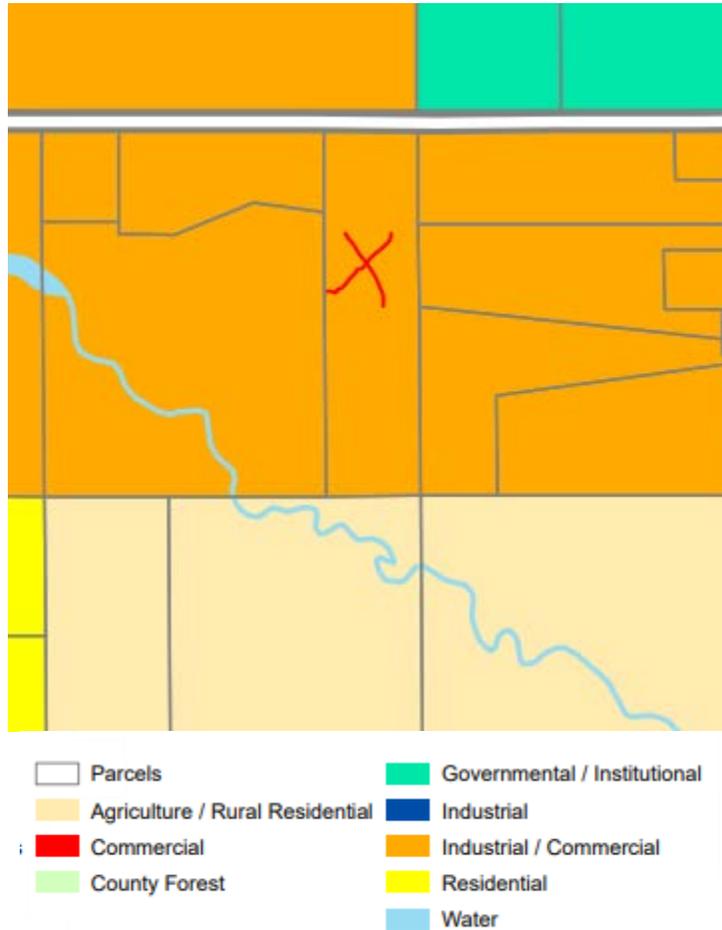
Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)



Map 2: Aerial Photo
 (Source Data: Marathon County GIS)



Map 3: Zoning Map
 (Source Data: Village of Kronenwetter)



Map 4: Future Land Use Map
 (Source Data: Village of Kronenwetter)

LEGAL DESCRIPTION OF PROPERTY:

SEC 11-27-07 PT OF NW 1/4 NE 1/4 E 330' THRF -- PLAT OF SURVEY 9/14/2021

ZONING:

RR5 – Rural Residential 5

ACREAGE:

9.7310 acres

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.

PROPOSED CONDITIONAL USE: CONDITIONAL USE PERMIT for a RESIDENTIAL BUSINESS (COPPER WIRE RECOVERY).

**DEVELOPMENT
PATTERN (AND
ZONING):**

Subject Property: RR5
North: BP and INT
South: AR
East: RR5
West: AR

INTRODUCTION

Jesse Hintz requests a Conditional Use Permit for a RESIDENTIAL BUSINESS (COPPER WIRE RECOVERY). The proposed conditional use consists of purchasing copper wire direct from contractors, businesses and other companies. Purchased wire is sorted, condensed, and either stripped or granulated into bare product.

Copper product is sold directly to local foundries. This process will occur in one of the larger out buildings on the property southwest of the home. All materials, equipment and operations will be inside. There will be no visible alterations made to the property or buildings. The proposed residential business will not affect neighboring properties or traffic flow.

All requirements of § 520-27. - Accessory and miscellaneous land use types. F. Residential business will be met.

RECOMMENDED MOTION

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

2017 Act 67

- requires that standards governing conditional uses be "reasonable and, to the extent practicable, measurable..."
- prohibits a community from basing a conditional use permit decision on "personal preferences or speculation."
- instructs that, where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.
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FINDINGS OF FACT CONDITIONAL USE

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

The proposed Conditional Use Permit for a RESIDENTIAL BUSINESS (COPPER WIRE RECOVERY) is located on property zoned RR5. The proposed use is allowed with the issuance of a Conditional Use Permit within RR5 – Rural Residential 5 Zoning District. A purpose of the ordinance is to implement the comprehensive plan to the extent possible under zoning. The Future

Land Use Map has this parcel zoned Industrial/Commercial. This type of business would be a permitted use in a Commercial/Industrial Zoning District.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

By meeting the requirements of the Zoning Ordinance § 520-27. - Accessory and miscellaneous land use types. F. Residential business. The proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area. Due to size of the parcel, its rural location and the fact all activities will be inside an insulated building there will be minimal impact on the property and surrounding area as it relates to those the factors mentioned above.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The parcel is zoned RR5 and surrounded by a BP, INT,RR5 and AR zoned properties. The conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts. All materials, equipment and operations will be inside a well insulated building. There will be no visible alterations made to the property or buildings. As a result, the land use, land use intensity and land use impacts remain unchanged.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

No other improvements, facilities, utilities or services are required.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed RESIDENTIAL BUSINESS (COPPER WIRE RECOVERY) aligns with the Villages goal of encouraging small business growth. The business will operate on a rural property in a manner respectful of the rural residential character of Kronenwetter. Copper wire sorting, condensing, stripping and granulating will all occur within the confines of an insulated outbuilding approximately 1000ft from any adjacent dwelling.