



**Premier Property Development, 1190 Gardner Park Road Kronenwetter, WI 54455
SITE PLAN APPLICATION**

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Meeting: 6:00 pm. February 16, 2026

APPLICANT:

Dustin Vreeland
6103 Dawn Street
Weston, WI 54476

PROPERTY OWNER:

Premier Property Development
Greg & Vinnie Tesch
1190 Gardner Park Road
Kronenwetter, WI 54455

LOCATION OF REQUEST: 1190 Gardner Park Road, Kronenwetter, Wisconsin, 54455



Map 1: Site Location

(Source Data: Village of Kronenwetter)



ACREAGE: 5.0680 Acres

Legal DESCRIPTION: SEC 03-27-07 PT OF SW 1/4 SE 1/4 - PCL 1 CSM VOL 34 PG 104 (#8726) (DOC #1055283)

LEGAL NOTIFICATION: Notice of the project was sent to adjacent property owners within 100 feet of the subject property on February 9, 2026.

DEVELOPMENT PATTERN (AND ZONING): Subject Property: General Industrial (M2)
North: General Industrial (M2)
South: General Industrial (M2)
East: General Industrial (M2)
West: General Commercial (B3)

INTRODUCTION

Premier Property Development, 1190 Gardner Park Road Kronenwetter, WI 54455 proposes to construct two buildings (70ft x 80ft, 5400sf and 56ft x 200ft, 11,200sf) buildings. In the future they propose to add three additional (56ft x 200ft, 11,200sf) buildings.

The parcel is currently vacant. The proposed land use is for Storing Guns/Gun Collections and selling them online and Contractor's Outdoor Storage yard and Landscaping Business at the above property. The project is proposed to be completed in phases. Starting with two buildings then adding three more over time.



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



VILLAGE OF KRONENWETTER PLAN COMMISSION
FEBRUARY 16, 2026

Premier Property Development, 1190 Gardner Park Road Kronenwetter, WI 54455
Site Plan Application

RECOMMENDED MOTION

To conditionally approve the Site Plan for Premier Property Development, 1190 Gardner Park Road Kronenwetter, WI 54455, subject to the conditions contained with the Staff's Report and to accept the findings of fact set forth in the Staff's Report.

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION

Section 520-29(C)(5) of the Village of Kronenwetter General Code states the Plan Commission may approve a site plan only after considering the following:

(a) The proposed use(s) conform(s) to the uses permitted in that zoning district.

The proposed uses for the buildings to be constructed are permitted uses in the General Industrial (M2) Zoning District. Proposed Uses for the three future buildings would be permitted uses within the General Industrial (M2) Zoning District. The proposed uses would fall under § 520-24. - Storage or disposal land use types, § 520-26. - Industrial land use types.

(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of this chapter.

The dimensional arrangement of the buildings and hard surfaced areas conforms to all requirements of setback and height restrictions of Chapter 520 of the Village General Code.

(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.

The proposed uses meet all use and design provisions as found in Chapter 520 of the Village General Code.

(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.

No new public streets are proposed for this development. An existing access point and new access point off Gardner Park will be utilized to enter the property.

(e) The proposed on-site buildings, structures and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting and parking, as specified by this chapter or any other codes or laws.

The proposed site plan is situated to minimize adverse effect upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, lighting, erosion, grading, and parking, as specified by Chapter 520 of the Village General Code and all other codes or laws. Infiltration basins will be constructed to manage storm water for impervious surfaces. Erosion control measures will be taken during construction.



(f) Natural features of the landscape are retained where they can enhance the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare and appearance of the neighborhood.

A landscape plan will identify a combination of large deciduous/coniferous trees, shrubs and herbaceous plants strategically placed on the property.

(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing or landscaping, as provided or required.

The proposed uses must comply with ARTICLE XI. - LANDSCAPING AND PRESERVATION STANDARDS. § 520-79. - Landscaping requirements. A landscaping plan, including screening and fencing is required.

(h) Land, buildings and structures are readily accessible to emergency vehicles and disabled persons.

Emergency vehicles will have adequate access to the site and buildings. Emergency vehicles can access the property through the roadway access off Kowalski Road. The Fire Chief, Police Chief, Village Administrator, and Public Works Director have reviewed and approved the site plan.

(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans.

The site plan is consistent with the intent and purpose of Chapter 520 of the Village General Code. The site plan promotes the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans. The lot is zoned M2 - General Industrial. The uses being proposed are permitted uses within the General Industrial (M2) Zoning District.

(j) The site plan is consistent with the public goals, objectives, principles, standards, policies and urban design criteria set forth in the Village's Master Plan or components thereof.

The site plan is consistent with and furthers the goals, objectives, principles, and policies established in the Village's Comprehensive Plan. The Future Land Use Map shows the subject property as Industrial. As part of the Comprehensive Plan, the goal of the Village is to make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability. This includes, "Strategically locate new developments in areas to create mutually beneficial relationships among businesses," "Strive to avoid allowing conflicting land uses to be located adjacent to one another" and "Encourage industrial uses in areas with convenient access to arterial roadways."

Suggested Conditions:

1. The Developer shall establish and maintain the required landscaping as required by the site plan during each phase of construction and in accordance with the landscaping plan of the site plan or requirements of the VILLAGE Ordinance.



2. The Developer shall establish and maintain the required stormwater requirements as required by the site plan during the first phase of the construction and in accordance with the site plan.
3. The Developer shall sign and submit a Stormwater Maintenance Agreement prior to the issuing of building permits.
4. The Developer shall pave the asphalt driveway apron entrances, driveways, parking areas as indicated on the site plan.
5. The Developer shall meet all local, state, and federal requirements for fire protection.
6. All exterior lighting shall be full cut-off lighting and installed according to the location, height, and illumination power specified on the site plan.
7. During the site development process, the developer shall maintain the site in an effort to reduce any negative effects of construction on neighboring properties. Any areas of the bare dirt shall be seeded with grass at the completion of each phase.
8. The Developer shall obtain a Roadway Access Permit from the VILLAGE.
9. The Developer shall obtain proper permits for any future land uses associated with the three proposed future buildings.
10. The Developer must comply with all ordinance requirements and performance standards related to proposed and any future proposed permitted or conditional uses within M2 - General Industrial Zoning District.