



PLAN COMMISSION MEETING MINUTES

December 15, 2025 at 6:00 PM

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

1. CALL MEETING TO ORDER

Chairperson Dan Lesniak called the December 15, 2025 Plan Commission Meeting to order at 6 p.m.

A. Pledge of Allegiance

Those in attendance were invited to recite the Pledge of Allegiance.

B. Roll Call

PRESENT: Chairperson Dan Lesniak, Trustee Ken Charneski, Trustee Mary Jensen, Bruce Sinkula, Rick Grundman, Tony Stange, Dick Kvapil

STAFF: Community Development Director Pete Wegner, Clerk Jennifer Poyer

2. ANNOUNCEMENT OF PUBLIC HEARING

Chairperson Lesniak welcomed Trustee Mary Jensen to the Plan Commission. He announced the public hearing.

- C. **Alliance Holdings LLC, 10805 S. Business Hwy 51, Rothschild, WI 54474, requests a Zoning Change of 22.128acres from BP – Business Park to M2 – General Industrial located at 1619 County Road XX, Kronenwetter, WI 54455. 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.**

Community Development Director Wegner gave an overview of the two zoning requests. He reviewed the finding of facts and said the criteria is met in both cases.

The following comments were made:

Jordan Hensel – 2414 Tower Road, Kronenwetter, WI, 54455 – Hensel said to consider the real world impacts of rezoning the land. He said it would be a permanent change and the Village will lose the ability to manage it in the future. He said it would have a direct effect on the nearby homes including loss of tree cover; industrial lighting; and loss of property values.

Micki Scheunemann – 1714 Forsyth Road, Kronenwetter, WI, 54455 – Scheunemann said she lives one house away from the properties being rezoned. She said there will be more noise, diesel emissions and light disturbances. She said she wants the rezoning request to be rejected.

Jeannie Amelse – 1708 Shadow Lawn Road, Kronenwetter, WI, 54455 – Amelse said she does not want to see an increase in traffic. She said there is already an increase in semi-truck traffic.

Paul Jaeger – 1900 Seville Road, Kronenwetter, WI, 54455 – Public comment is attached to the minutes.

Keith Scheunemann – 1714 Forsyth Road, Kronenwetter, WI, 54455 – Public comment is attached to the minutes.

Bill Schofield, representing Alliance Holdings, LLC and Wausau Limited Partnership gave information regarding the development plan including the planned buffer zone and truck traffic route.

- D. **Wausau Limited Partnership, 501 Bell Street, Suite 301, Dubuque, IA 52001, requests a Zoning Change of 15.00 acres from BP – Business Park to M2 – General Industrial located at 2409 Tower Road, Kronenwetter, WI 54455. The existing 15.00acre 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.**

The following comments were made:

Micki Scheunemann – 1714 Forsyth Road, Kronenwetter, WI, 54455 – Scheunemann said she has lived in Kronenwetter for seven and a half years. She said the rezone will bring unwanted pollution and lower home values. She said it should remain zoned as is.

Rebecca & Jordan Hensel-2414 Tower Road, Kronenwetter, WI, 54455 – Public comment is attached to the minutes.

3. CLOSE PUBLIC HEARING

Chairperson Lesniak closed the public hearing at 6:25 p.m.

4. PUBLIC COMMENT

No public comments were made.

5. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

E. 2025 10 20 PC Meeting Minutes

Motion by Sinkula/Stange to approve the October 20, 2025 Plan Commission Meeting Minutes.

Motion carried by a voice vote. 6:0:1 Trustee Jensen abstained.

6. REPORTS AND DISCUSSIONS

F. Community Development Director Report

Community Development Director Wegner presented his report.

7. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

G. Zoning Change Request: Alliance Holdings LLC

Motion by Stange/Jensen to recommend to the Village Board the zoning change request for Alliance Holdings from BP to M2. Motion carried by roll call vote. 7:0.

Discussion included empathy with residents affected; intentions for the development and property; findings of fact having been met; setbacks and lighting to be addressed in site plan; roadway not facing Tower Road; 24/7 operation of developer; sound studies; and intergovernmental agreement.

H. Zoning Change Request: Wausau Limited Partnership

Motion by Sinkula/Kvapil to recommend to the Village Board the zoning change request from Wausau Limited Partnership to change the zoning from BP to M2. Motion carried by roll call vote. 7:0.

I. Comprehensive plan review

Commission members discussed the possible review of the strategic plan. It was decided that members would review the Future Land Use Map and discuss any revisions at the next Plan Commission meeting.

8. SELECTION OF VICE CHAIRPERSON

Motion by Sinkula/Kvapil to recommend Rick Grundman as the vice-chairperson.

Motion carried by voice vote. 7:0.

9. NEXT MEETING: January 19, 2026

10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

Tony Stange commented regarding a possible newsletter item regarding zoning in the Village.

The commission members requested Administrator James Davel attend the next meeting.

11. ADJOURNMENT

Motion by Kvapil/Sinkula to adjourn. Motion carried by voice vote. 7:0.

Meeting adjourned at 7:05 p.m.

Peter Wegner

From: L P Jaeger <19lpjaeger@gmail.com>
Sent: Monday, December 15, 2025 4:30 PM
To: Jennifer Poyer; Village Board
Cc: Peter Wegner
Subject: [External] Trailwood, Cty XX, Tower Rd development.

I am concerned about the potential traffic impact on XX.

I suggest ingress and egress be limited to Trailwood. There is a traffic light where it joins XX.

Tower is not designed for commercial traffic.

Paul Jaeger
Seville Road

Peter Wegner

From: Dan Lesniak <danlesniak54455@gmail.com>
Sent: Monday, December 15, 2025 4:01 PM
To: Kimberly Coyle; Peter Wegner; Kimberly Coyle; Peter Wegner
Subject: Fwd: [External] Rezoning of Lots on CTY XX and Tower Road

Passing this email along.....

Begin forwarded message:

From: Keith Scheunemann <kscheunemann13@gmail.com>
Date: December 15, 2025 at 10:35:05 AM CST
To: danlesniak54455@gmail.com
Subject: Rezoning of Lots on CTY XX and Tower Road

Hi Dan,

I am a village resident at 1714 Forsyth road and am curious as to why Alliance Holdings and Wausau Limited Partnerships want to rezone their lots on county highway XX and Tower road, respectively. I am concerned this rezoning request is related to construction of some sort. As someone who would be directly affected by development of these parcels I am requesting more information as to why rezoning is being requested. Are there plans to build something at these locations?

Thank you,

Keith Scheunemann
(715) 305-6235

Jennifer Poyer

From: Dick Kvapil <d_kvapil@yahoo.com>
Sent: Monday, December 15, 2025 6:22 PM
To: Jennifer Poyer
Subject: Fw: [External] Opposition to Rezoning Request – 1619 County Road XX/2409 Tower Road

----- Forwarded Message -----

From: Becky Hensel <b_mittlesteadt@live.com>
To: mjensen@kronenwetter.gov <mjensen@kronenwetter.gov>; kcharneski@kronenwetter.gov <kcharneski@kronenwetter.gov>; d_kvapil@yahoo.com <d_kvapil@yahoo.com>; tstange415@gmail.com <tstange415@gmail.com>; brucesinkula@tds.net <brucesinkula@tds.net>; rgrundman@nlhs.org <rgrundman@nlhs.org>; danlesniak54455@gmail.com <danlesniak54455@gmail.com>; pwegner@kronenwetter.gov <pwegner@kronenwetter.gov>
Cc: djoling@kronenwetter.gov <djoling@kronenwetter.gov>; amyszka@kronenwetter.gov <amyszka@kronenwetter.gov>; cmortensen@kronenwetter.gov <cmortensen@kronenwetter.gov>; ssorensen@kronenwetter.gov <ssorensen@kronenwetter.gov>; jstowell@kronenwetter.gov <jstowell@kronenwetter.gov>; jpoyer@kronenwetter.gov <jpoyer@kronenwetter.gov>
Sent: Monday, December 15, 2025 at 01:02:29 PM CST
Subject: Opposition to Rezoning Request – 1619 County Road XX/2409 Tower Road

Rebecca & Jordan Hensel
2414 Tower Road
Kronenwetter, WI 54455
b_mittlesteadt@live.com
715-370-8370

12/15/2025

Village of Kronenwetter
Plan Commission and Village Board
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Re: Opposition to Rezoning Request – 1619 County Road XX/2409 Tower Road

Dear Members of the Plan Commission and Village Board,

We are writing as a resident who lives directly across from the proposed rezoning area of 1619 County Road XX and 2409 Tower Road. We strongly oppose the request to rezone this property to M2 – General Industrial.

This area is part of a largely residential neighborhood, and the existing wooded land plays a critical role in preserving the character and livability of the surrounding homes. That forested area currently serves as a natural buffer, reducing noise, limiting visual impacts, and maintaining a sense of separation from Highway 51 and nearby industrial infrastructure.

Rezoning this property to M2 would almost certainly result in the removal of that forest, which would significantly increase highway noise, expose residents to direct views of the Wisconsin Public Service power plant, and introduce new visual, lighting, and operational impacts from a future distribution or industrial facility. These changes would permanently alter the residential environment for those of us who live nearby.

Many residents chose to live in Kronenwetter because of its quiet, residential character. Introducing heavy industrial zoning directly adjacent to existing homes undermines that character and negatively affects quality of life, neighborhood cohesion, and the enjoyment of our properties.

While we understand that the rezoning request is being presented as consistent with the Village's Comprehensive Plan and Tax Increment District goals, those long-term economic objectives should not come at the expense of existing residents who will bear the immediate and permanent impacts of this decision. Rezoning from Business Park to M2 substantially expands the range of allowable uses and reduces safeguards for neighboring residential areas.

Kronenwetter already has areas that are planned, zoned, and developed specifically for industrial and distribution uses, located away from homes and better suited to handle truck traffic, lighting, noise, and large-scale operations.

Placing a distribution center in an existing industrial corridor, rather than expanding heavy industrial zoning into residential-adjacent areas, would allow the Village to support economic development without sacrificing the quality of life of current residents. This approach represents balanced growth and respects both community planning goals and the people who already live here.

We respectfully urge the Plan Commission and Village Board to deny this rezoning request, or at minimum, postpone any approval until meaningful protections are established, such as preservation of existing tree buffers, enhanced setbacks, strict limits on lighting and noise, and clear restrictions on industrial operations adjacent to homes.

Thank you for your time, consideration, and service to the residents of Kronenwetter. I appreciate the opportunity to share my concerns and ask that they be fully considered as part of the public record.

Sincerely,

Rebecca & Jordan Hensel