

**OLD HWY 51, KRONENWETTER, WI 54455
ZONING CHANGE REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. July 20, 2024

APPLICANT:

Troy Torgerson
Marathon County Highway Department
500 Forest Street
Wausau, WI 54403

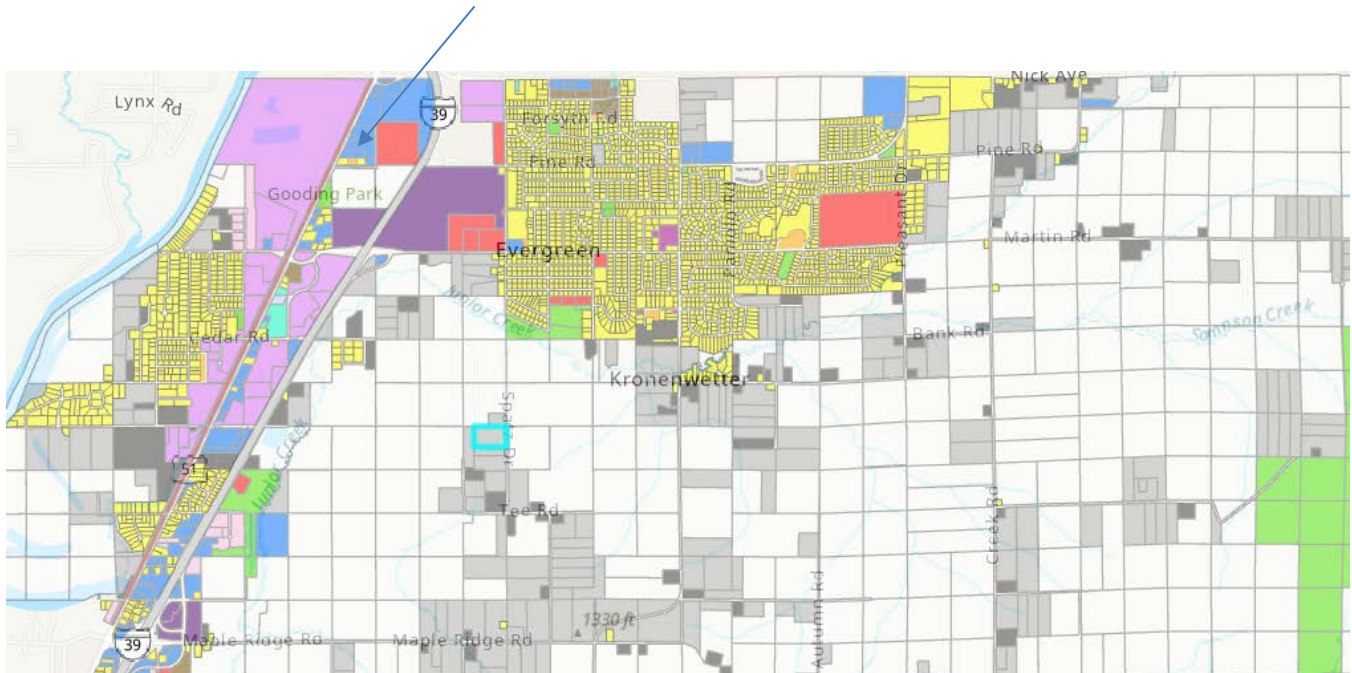
OWNER:

Marathon County Highway Department
500 Forest Street
Wausau, WI 54403

Prepared By:

David R. Decker
Marathon County Surveyor

LOCATION OF REQUEST: OLD HWY 51, KRONENWETTER, WI 54455



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

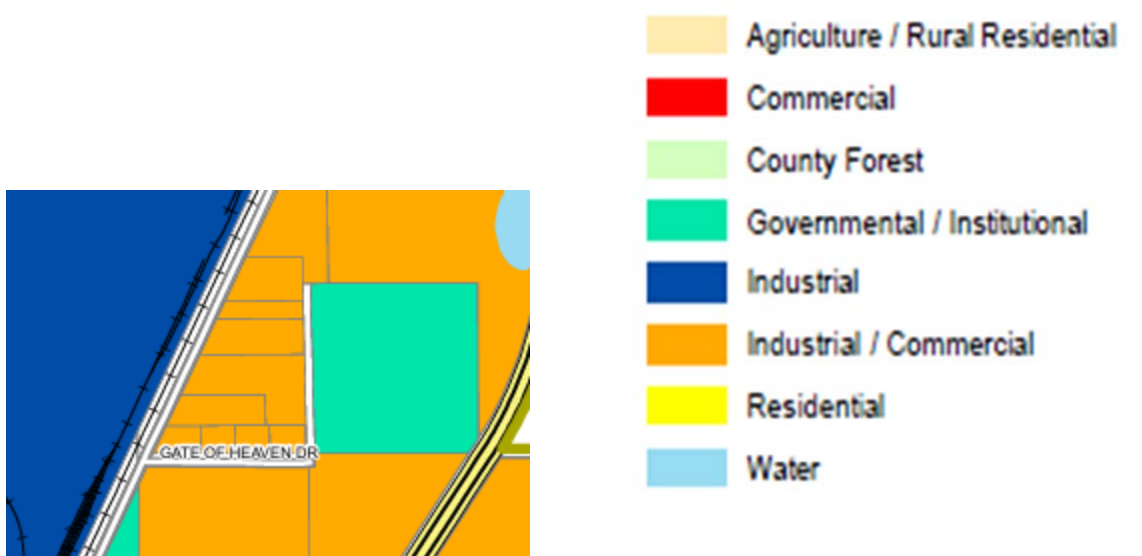


Zoning Districts

Kronenwetter

- RR2-Rural Residential 2
- RR5-Rural Residential 5
- AR-Agriculture & Residential
- PR-Parks & Recreation
- SF - Single Family
- 2F-Two Family Residential
- MF-Multi family Residential
- MH-Mobile Home Park
- B1-Neighborhood Business
- B2-Highway District
- B3-General Commercial
- BP-Business Park
- INT-Institutional
- M1-Limited Industrial
- M2-General Industrial
- Streams

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



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

Future Land Use Plan

Industrial/Commercial: Area designated for concentrated development in an industrial park (heavy) or business park (light / office) setting.

Industrial: Light and heavy industrial development. Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use. A "Heavy Industrial" use may include activity conducted partially or wholly outside of an enclosed building and may be associated with nuisance conditions.

Commercial: Lower impact commercial uses such as retail stores, taverns, restaurants, business offices, motels/hotels, offices, telephone/gas company, gas stations.



Map 4: Aerial Photo
(Source Data: Marathon County)

Parcel Identification Numbers: 145-2707-022-0958 (B3), 145-2707-0220-957 (SF), 145-2707-022-0968 (B3), 145-2707-022-0969 (B3), 145-2707-022-0973(SF), 145-2707-022-0975 (2F), 145-2707-022-0971 (SF), 145-2707-022-0970 (B3), 145-2707-023-0992(AR).

Current Zoning: B3, SF and AR (see Map 2)

COMPREHENSIVE PLAN FUTURE LAND USE: Industrial/Commercial (See Map 3)

LEGAL NOTIFICATION: A legal advertisement was published in the Wausau Daily Herald on July 6, 2026, and July 12, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on July 5, 2026.

INTRODUCTION: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.24 acres from B3, SF and AR to M2 General

Industrial, located at 2302, 2328, 2322, 2312, 2338, 2342, 2384 and 2388 Old Hwy 51. Rezoning properties to the M-2 General Industrial District to accommodate the combination and development of a new County Highway Facility. The existing Highway facilities are outdated and no longer meet operational, spatial, or safety needs. The proposed location provides direct access to the regional transportation network and sufficient area for efficient, modern operations. Rezoning into the M-2 district is necessary because the use of a Highway Facility is not permitted in the current B-3 or Residential districts. The M-2 district appropriately accommodates this essential public works and transportation infrastructure that serve the entire County.

RECOMMENDED MOTION: Motion to recommend the Village Board approve the zoning change request of Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.247 acres from B3, SF and AR to M2 General Industrial

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

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?*

- Yes. The proposed rezoning is consistent with the Village's Comprehensive Plan and its Future Land Use Map (Map 8), which designates this area for Industrial/Commercial uses, intended for concentrated development in heavy industrial or light business/office settings. The Comprehensive Plan emphasizes strategic industrial growth in areas with access to major transportation corridors and adequate public services. Rezoning the property to M-2 supports this vision and aligns zoning with the Comprehensive Plan's intent to coordinate land use with infrastructure capabilities.
- 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is "a guide to the physical, social, and economic development of a local governmental unit" and that "[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself

a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.

- Page 121 of the 2019 Comprehensive Plan states the following:

Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

Utilities and Community Facilities Goals Alignment (Chapter 4):

The Village will maintain utility infrastructure to the highest standards to support residents and businesses of Kronenwetter as the community grows.

Objective A: Highway Facility development is consistent with existing water and sewer capacities, with coordination to accommodate both municipal utility demands and private well usage for operations such as brine production.

Objective B: Much of the property was previously owned by WPS and exempt from taxes, provides a unique opportunity to develop infrastructure with minimal impact on the local tax base while supporting community growth and improved utility services.

Transportation Goals Alignment (Chapter 6):

The Village will develop and maintain a safe, efficient, and interconnected transportation network serving motorists, businesses, pedestrians, and bicyclists.

Objective C: The facility enhances connectivity with neighboring communities and regional transportation corridors, promoting efficient traffic flow and commerce.

Objective E: The project encourages collaboration with Marathon County on roadway improvements, access points, and traffic management, supporting local and county infrastructure planning.

Land Use Goals and Objectives Alignment (Chapter 8):

The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

Objective (a): Strategically locating the highway facility adjacent to the existing Wisconsin Public Service (WPS) facility creates a complementary relationship

between infrastructure-oriented uses, enhancing operational efficiency and reinforcing the area as a regional hub for utility and transportation services.

Objective (c): The Future Land Use Map identifies this area as appropriate for industrial and transportation-related development. Rezoning aligns the zoning map with the Comprehensive Plan, ensuring that industrial activity occurs in locations equipped for its intensity and access needs.

Objective (e): Locating the highway facility with the WPS site clusters compatible industrial and public works uses, minimizing potential land use conflicts, protecting nearby residential neighborhoods, and avoiding scattered industrial development.

Objective (g): The site's proximity to Interstate 39/ Old Highway 51 provides convenient access to arterial roadways, supporting efficient movement of vehicles, materials, and personnel.

Objective (j): Locating the facility within an established industrial corridor protects community character and quality of life while incorporating design measures to mitigate visual, lighting, and noise impacts.

Objective (m): The proximity of the proposed County Highway Facility to the WPS facility directly satisfies this objective. The M-2 rezoning ensures that adjacent properties evolve in a mutually compatible and strategically coordinated manner. This reinforces the Village's commitment to cooperative planning with public utilities and other key infrastructure partners.

Intergovernmental Cooperation Goals Alignment (Chapter 9):

The Village will strive to develop an informed citizenry that provide valuable input to the Village's decision-making processes.

Objective E: The facility supports collaboration with adjacent municipalities to enhance motorized transportation networks, improving regional connectivity and infrastructure planning.

Summary:

Rezoning the property to the M-2 Industrial District for a future Marathon County Highway Department Facility aligns with the Village's Comprehensive Plan and multiple policy objectives, including land use coordination, transportation efficiency, utility management, tax base considerations, and intergovernmental cooperation. This strategy location ensures compatible industrial development, supports public service operations, and protects the character and quality of life of Kronenwetter residents while advancing regional infrastructure goals.

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

- Yes. There are numerous large parcels directly south of this property zoned M2-General Industrial. By rezoning this property, the property would maintain industrial zoning that would be consistent with the surrounding area. This satisfies the Zoning Ordinance purpose of preserving and enhancing the community appearance. The rezone furthers the purpose of this Chapter and the Comprehensive Plan by making more land available for Industrial Development.

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

This request is not the result of a prior mapping error, however the residential zoning districts no longer reflect the area's prevailing or intended development pattern as envisioned in the 2019 plan.

As noted in Chapter | of the Village Comprehensive plan, the Village continues to experience steady population and employment growth, supported by available land for expansion. The Plan explicitly recognizes that such growth creates a need for expanded infrastructure and public facilities. The proposed rezoning supports these changed conditions by positioning a critical County service where it can best serve the community and regional transportation network.

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?*

Yes. The proposed M-2 zoning maintains appropriate land use intensity and compatibility with surrounding properties. The site is adjacent to existing or planned industrial and commercial related uses per the Future Land Use Map and the official zoning map. The Plan stresses maintaining compatibility between industrial and neighboring land uses through landscaping, screening, and design standards, all of which will be integrated into the facility's site plan.

5. *Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.*

Yes. The parcel proposed for rezoning meets the Village's minimum standards for frontage and lot area as required for the Zoning map amendment. There is sufficient frontage to accommodate safe access, circulation, and required setbacks in accordance with the M-2 General Industrial District standards.

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?*

YES: Adequate public infrastructure is available or can be extended to serve the site. Discussions with Village staff regarding utilities confirm that the site has access to adequate municipal water and sewer service. In coordination with the Village, the County has also agreed to install a private well to supply water for the salt brine system, avoiding the use of municipal water for that purpose. The site's location provides direct access to Old Highway 51 and 1-39/Highway 51, which will minimize heavy-vehicle traffic through residential areas and improve emergencies response efficiency. Stormwater management and utility service will be designed in accordance with Village engineering standards and applicable environmental protection practices. Overall, the project will improve public health, safety, and welfare by providing a modern, environmentally responsible facility that strengthens the County's ability to maintain roadways and respond effectively during severe weather events.