



Report to Village Board

Agenda Item: Zoning Change Request: Greg Tesch, 1190 Gardner Park Road, Kronenwetter, WI 54455.

Meeting Date: October 27, 2025

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Zoning Change Request: Greg Tesch, 1190 Gardner Park Road, Kronenwetter, WI 54455

OBJECTIVE(S): To review the Zoning Change Request

HISTORY/BACKGROUND: Greg Tesch is requesting a rezone from RR5 - Rural Residential 5 to M2 – General Industrial. The existing 5.068acre 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 RR5 to M2 is consistent with neighboring parcels. On October 20, 2025, the Plan Commission held a public hearing to review the rezone request and gather public comments. As a result, the Plan Commission directed staff to forward an ordinance amendment to the Village Board for approval.

RECOMMENDED ACTION: Motion to approve the Zoning Change Request for Greg Tesch from RR5 (Rural Residential 5) 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.

ATTACHMENTS: Zoning Change Request, Staff Report and Rezone OA: 25-012.