OFFICIAL NOTICE AND AGENDA
Kronenwetter Plan Commission
Regular Meeting
Kronenwetter Municipal Center
1582 Kronenwetter Drive, Kronenwetter, WI 54455
Board Meeting Room (Lower Level)
July 16, 2018 – 5:30 P.M.

Plan Commission Meeting

1. **Call Plan Commission Meeting to Order**
   - **a)** Roll Call
   - **b)** Announcement of any possible or perceived conflicts of interest
2. **Public Input** (Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that there be a three minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.)
3. **Discussion and Action**: June 18, 2018 Meeting Minutes
4. **Discussion and Action:** Conditional Use Permit Renewal – American Asphalt for the WI River Pit site, Wianecki Road
5. **Discussion and Action:** Conditional Use Permit Renewal – American Asphalt for the Sand Pit site, Happy Hollow Road
6. **Discussion and Action:** Comprehensive Plan Working Session #2
7. **Community Development Directors Report**
8. **Adjournment**

Emily Grabenstein, Planning Technician
July 13, 2018

- Notice: It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours

Kronenwetter Plan Commission

Unaproved Meeting Minutes

June 18, 2018

1. Call Public Hearing to order at 5:30 p.m.
   a) Roll Call
   Members present: Rick Grundman; Dan Lesniak; Kevin Quevillion; Bruce Sinkula; Bill Udulutch and Chris Voll (arrived at 5:35 p.m.)

   Excused/Absent: Dick Kvapil

   Staff: Randy Fifrick, Community Development Director; Emily Grabenstein, Planning Technician; and Joanne Ruechel, Planning Commission Clerk

2 Public Hearing

a) ZONING CHANGE REQUEST (Mogenson):

Rory Mogenson, 3462 North Road, Kronenwetter WI 54455, requests a zoning change of approximately 22.79 acres of land at his unaddressed property in the E 1/2 of the E 1/2 of the SW ¼ of Section 22, Township 27 N, Range 8 E from Agricultural and Residential (AR) Zoning District to Rural Residential 2 (RR-2) Zoning District. Legal description of this property: Part of the E ½ of the E ½ of the SW ¼ Except the E 1 Rod of the N 1 Rod, and Except the W 175 feet of the S 500 feet, Beginning at Point 230 feet E of the SW corner of said E ½ of the E ½ of the SW ¼ N parallel with the W line of the E ½ of the E ½ of the SW ¼ 2,240 feet W along the S line 330 feet to the Point of Beginning in Section 22, Township 27 N, Range 8 E, Village of Kronenwetter, Marathon County, Wisconsin. This property is located approximately 330 feet east from the intersection of North Road and Pioneer Road, on the north side of North Road. Parcel Identification Number: 145-2708-223-0992.

b) CONDITIONAL USE PERMIT:

Doug Mielke, 1026 Old Highway 51, Mosinee WI 54455, requests a conditional use permit to allow building a personal storage facility at John Altenburgh's industrial property. The property is located in the N ½ of the NE ¼ of Section 21, Township 27 N, Range 7 E on W. Flanner Road. Legal description of this property: Part of the N ½ of the NE ¼ - Lot 1 of CSM Vol 17 Page 243 (#4775) (DOC # 882260). This property is located approximately 230 feet west of the intersection of Old Highway 51 and W. Flanner Road, on the south side of W. Flanner Road. Parcel Identification Number: 145-2707-211-0969.

c) TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES

An Ordinance amending Chapter 520 entitled "Zoning", of the General Code of Ordinances. The Village is proposing amendments to the Location of Density, Intensity and Bulk Regulations subparagraph 520-32.A(3) entitled "Intrusions into Required Yards". This section allows for steps, porches, decks and other similar appurtenances to be permitted to be built into the minimum required front yards provided they do not located closer than 20 feet from the lot line. This amendment would increase the minimum intrusion setback from 20 feet to 40 feet.

d) TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES
An Ordinance amending Chapter 520 entitled "Zoning", of the General Code of Ordinances. The Village is proposing amendments to the Industrial Land Use Types subparagraph 520-26.D(2)f & g entitled "Nonmetallic mineral extraction". This amendment would reduce the setback of processing activities of 200 feet from right of way/property line to 50 feet, as well as adding a 200 foot setback from residential dwellings; and reduce the setback of ancillary operations of 100 feet from right of way/property to 50 feet.

Bernie Kramer, 2150 East State Highway 153, Kronenwetter spoke that he is in favor of the zoning change request for Rory Morgenson and also the conditional use permit for Doug Mielke.

3 Close Public Hearing

Public Hearing was closed at 5:36 p.m.

Plan Commission Meeting

1. Call Plan Commission Meeting to order at 5:36 p.m.
   a) Roll Call
   Members present: Rick Grundman; Dan Lesniak; Kevin Quevillion; Bruce Sinkula; Bill Udulutch and Chris Voll

   Excused/Absent: Dick Kvapil

   Staff: Randy Fifrick, Community Development Director; Emily Grabenstein, Planning Technician; and Joanne Ruechel, Planning Commission Clerk

   b) Announcement of any possible or perceived conflicts of interest
   None

2. Public Input:
Bernie Kramer, 2150 East State Highway 153, Kronenwetter stated that the Village land does not change, but we are getting more and more regulations. He also said that he was on the Planning Commission for 2 terms and most of the land used to be rural land at one time.

3. Discussion and Action: May 14, 2018 Planning Commission Meeting Minutes.

Motion by: Udulutch/Sinkula to approve the May 14, 2018 Planning Commission meeting minutes.

Motion carried by voice vote 6:0.

4. Discussion and Recommendation: Zoning Change Request- Morgenson for 22.79 acres in the E ½ of the E ½ of the SW 1/2, Section 22, Township 27 N, Range 8 E from AR to RR-2.

Grabenstein began the discussion by explaining that Rory Mogenson wishes to build a garage on this property. The lot width and the lot frontage does not meet the requirements of its current zoning district. The rezoning of this property would bring it into compliance in order to be buildable. There would be no change in boundary lines.

Motion by: Grundman/Quevillion to recommend approval of the zoning change request of Rory Mogenson to rezone approximately 22.79 acres of property at his unaddressed property in the E 1/2 of the E 1/2 of the SW ¼ of Section 22, Township 27 N, Range 8 E from Agricultural and Residential (AR) Zoning District to Rural Residential 2 (RR-2) Zoning District accept the findings of fact set forth in the Staff's Report.

Motion carried on a roll call vote 6:0.

5. Discussion and Action: Conditional Use Permit Request for Personal Storage Facility- Doug Mielke N ½ of the NE ¼, Section 21, Township 27 N, Range 7 E on W. Flanner Road

Grabenstein stated that Doug Mielke would like to build a total of six mini-storage buildings in two phases. She said that right now there is a strong demand for storage facilities in this area.

Motion by: Sinkula/Udulutch to approve the requested conditional use permit for a personal storage facility in the N ½ of the NE ¼ of Section 21, Township 27 N, Range 7 E on W. Flanner Road based on the findings of fact contained within the Staff Report.

Motion carried on a roll call vote 6:0.

6. Discussion and Recommendation: Non-Metallic Mining Setback Standards Ordinance

At their May 22nd meeting, the Village Board requested the Village Staff bring back to the Planning Commission a draft ordinance to reduce the nonmetallic mining setback standards.

The Planning Commission discussed if we are in the range of the other municipalities in the area. It was brought up that the Village Board is concerned with reducing the setbacks. They do not want to see a non-metallic mine near a residential area.

Motion by: Voll/Udulutch to recommend the Village Board approve the amendment to the Non-metallic mining setback standards as presented.

Motion carried on a roll call vote 6:0.

7. Discussion and Recommendation: Intrusion Setbacks Ordinance

Grabenstein explained that there was an error that was recently found in a zoning code. A section of the Village ordinance (520-32 Intrusions into required yards) allows for specific exclusions for buildings and structures to be permitted into the minimum required yards. The intrusion section allows for the structures to be permitted into the required yard provided they are located no closer than 20 feet from the front or street yard line. Staff recommends increasing the required setbacks from 20 feet to 40 feet from the front lot line.

It was discussed by the Planning Commission what items in the front yard that this pertains to. Staff stated that it is for terraces, steps, open-walled porches, desk and stoops. Staff would also like to see this Ordinance pass to give the Village a uniform look.

Motion by: Quevillion/Sinkula to recommend the Village Board approve the draft ordinance to increase the minimum setback for intrusions into required front yards.

Motion carried on a roll call vote 4:2 with Udulutch and Voll dissenting.

8. Discussion and Recommendation: Comprehensive Plan SWOT Analysis
   Fifrick began the discussion by explaining what a SWOT analysis is and what it's used for. He then asked the Planning Commission to write down the strengths/weaknesses, opportunities/threats that they see in the Village of Kronenwetter. All of the Commission members made a list and we went around the room and discussed all of them. Staff will turn the ideas over to North Central Wisconsin Regional Planning Commission for analysis and they will be presented back to the Plan Commission and Village Board.

9. Discussion and Action: Comprehensive Plan Survey
   Staff explained that the Village will be sending out a Village-wide survey soon. Those results will help to define the Village goals and objectives for the future. Fifrick went through the survey from 2009 that was sent out and discussed having more direct questions on this next survey.

   The Planning Commission discussed what topic of questions should be sent out.

   Motion by: Quevillion/Udulutch to approve the comprehensive plan survey as presented.

   Motion carried on a voice vote 6:0.

   Quevillion departed the meeting at 6:45 p.m.

10. Discussion: Street Lighting Policy Review
    Fifrick began the discussion and stated that there is LED street lighting in the new sub-divisions and newly developed areas. The streetlights are located at intersections so that signs in the area are easier to see at night.

    The Commission asked how much a street light would cost per month. Fifrick stated that it would be around $20.00 per light.

11. Community Development Directors Report
    Fifrick explained to the Commission that the bike path construction will be completed in 2019 as they are still working on acquiring property from land owners. There were 101 village wide rummage sales last weekend and that was a record number for Kronenwetter. The movie under the stars is going to be June 22, 2018 at Towering Pines Park. The Farmers market begins on June 24th, 2018.

12. Adjournment
    Motion by Udulutch/Grundman to adjourn. Motion carried on a voice vote 5:0.
    Meeting adjourned at 7:02 p.m.

    Respectfully submitted June 21, 2018
    By: Joanne Ruechel, Planning Commission Clerk
    Approved:

MEETING DATE: July 16, 2018	REPORT TO Plan Commission	AGENDA ITEM # 4

PRESENTING COMMITTEE:	COMMITTEE CONTACT:	STAFF CONTACT:	PREPARED BY:
		Randy Fifrick	Emily Grabenstein

ISSUE:

Discussion and Action: Renewal of Conditional Use Permit for American Asphalt Wisconsin River Pit Site

ISSUE BACKGROUND/PREVIOUS ACTIONS:

American Asphalt has submitted an application and payment to renew their Conditional Use Permit for the Wisconsin River Pit Site (790 Wianecki Road). No complaints have been filed with the Village Clerk.

The Wisconsin River Pit site is anticipated to close December 31, 2019. The Village typically renews Non-metallic mining Conditional Use Permits for 1 year. Staff does not recommend extending the permit for longer periods of time.

RECOMMENDED ACTION:

To approve a one year renewal period for the conditional use permit for the American Asphalt Wisconsin River Pit Site.

COST/BENEFIT ANALYSIS and JUSTIFICATION
(attach separate spreadsheets or other documentation as applicable)

ITEMIZE ALL ANTICIPATED *COSTS* (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.)

ITEMIZE ALL ANTICIPATED *BENEFITS* (Subjective, Financial, Operational, Service-related, etc.)

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/$ Remaining CFY

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

ATTACHMENTS (describe briefly):

American Asphalt Conditional Use Renewal Application for Wisconsin River Pit Site

Conditional Use Permit Renewal Application

Application Fee: $150

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.

village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200
www.kronenwetter.org

Applicant Information

1. Applicant — Name: American Asphalt of Wisconsin — Phone Number: 715-693-5200
   Address: P.O. Box 98 Mosinee, WI 54455
   Email: tom.burch@americanasphaltofwi.com
2. Owner — Name: Mathy Construction Company — Phone Number: 608-783-6411
   Address: P.O. Box 189 Onalaska, WI 54650
   Email: tom.burch@americanasphaltofwi.com
3. Prepared By — Company Name: Applicant — Name: _____
   Address: _____
   Phone Number: _____ Email: _____

Property Information

4. Property Address: 790 Wianecki Road, Wisconsin River Pit
5. Parcel Identification # (PIN): 145-2707-094-0994
6. Location of Site (attach map): _____
7. Legal Description (attach an additional sheet if necessary): Sec 9, Twn 27N, R 7E
8. Current Zoning District: M
9. Parcel Acreage: 77.75
10. Original Conditional Use Permit request from Section 520-121 of the Zoning Ordinance to allow nonmetallic mining
11. Issuance Date of Original Conditional Use Permit: 1993
12. Expiration Date of Current Conditional Use Permit: 6-30-18
13. Number of Times Permit has been renewed: Annually

14. Describe compliance with conditions imposed by Conditional Use Permit (use additional pages if necessary)

Daily hours of operation are from 6:00 am - 8:00 pm Monday - Friday and 3 pm Saturday.

Restoration per approved reclamation plan. Revised completion date to December 31, 2019.

15. Describe any changes in circumstance (ownership, buildings, lot size) that have taken place since the issuance of the original permit None

Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Thomas S Burd — 6-29-18

Applicant — Date

Thomas S Burd —

Owner — Date

Thomas S Burd — 6-29-18

Prepared By — Date

FOR OFFICE USE ONLY:

Application Received 6/29/18 Check # 5310404 06

Plan Commission:

Meeting Date 7/16/18 Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

MEETING DATE: July 16, 2018	REPORT TO Plan Commission	AGENDA ITEM # 5

PRESENTING COMMITTEE:	COMMITTEE CONTACT:	STAFF CONTACT:	PREPARED BY:
		Randy Fifrick	Emily Grabenstein

ISSUE:

Discussion and Action: Renewal of Conditional Use Permit for American Asphalt Plant 22 Sand Pit Site

ISSUE BACKGROUND/PREVIOUS ACTIONS:

American Asphalt has submitted an application and payment to renew their Conditional Use Permit for the Plant 22 Sand Pit Site (1116 Happy Hollow Road). No complaints have been filed with the Village Clerk.

The Village typically renews Non-metallic mining Conditional Use Permits for 1 year. Staff does not recommend extending the permit for longer periods of time.

RECOMMENDED ACTION:

To approve a one year renewal period for the conditional use permit for the American Asphalt Plant 22 Sand Pit Site.

COST/BENEFIT ANALYSIS and JUSTIFICATION
(attach separate spreadsheets or other documentation as applicable)

ITEMIZE ALL ANTICIPATED *COSTS* (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.)

ITEMIZE ALL ANTICIPATED *BENEFITS* (Subjective, Financial, Operational, Service-related, etc.)

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/$ Remaining CFY

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

ATTACHMENTS (describe briefly):

American Asphalt Conditional Use Renewal Application for Plant 22 Sand Pit Site

Conditional Use Permit Renewal Application

Application Fee: $150

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.

village of Kronenwetter
1582 Kronenwetter Drive
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Applicant Information

1. Applicant — Name American Asphalt of Wisconsin — Phone Number 715-693-5200
   Address P.O. Box 98 Mosinee, WI 54455
   Email tom.burch@americanasphaltofwi.com
2. Owner — Name Mathy Construction Company — Phone Number 608-783-6411
   Address P.O. Box 189 Onalaska, WI 54650
   Email tom.burch@americanasphaltofwi.com
3. Prepared By — Company Name Applicant — Name _____
   Address _____
   Phone Number _____ Email _____

Property Information

4. Property Address 1116 Happy Hollow Rd, Plant 22 Sand Pit
5. Parcel Identification # (PIN) 145-2707-104-0984 6. Location of Site (attach map) _____
7. Legal Description (attach an additional sheet if necessary) Sec 10, Twn 27N, R 7E
8. Current Zoning District M-2 General Industrial 9. Parcel Acreage 53.47
10. Original Conditional Use Permit request from Section 520-121 of the Zoning Ordinance to allow nonmetallic mining
11. Issuance Date of Original Conditional Use Permit 1998
12. Expiration Date of Current Conditional Use Permit 6-30-18
13. Number of Times Permit has been renewed Annually

14. Describe compliance with conditions imposed by Conditional Use Permit (use additional pages if necessary)

Daily hours of operatoin are from 6:00 am - 8:00 pm Monday - Saturday. Restoration per approved reclamation plan. Site is screened with topsoil berm.

15. Describe any changes in circumstance (ownership, buildings, lot size) that have taken place since the issuance of the original permit None

Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Thomas S Burd — 6-29-18

Applicant — Date

Thomas Burd — 6-29-18

Owner — Date

Thomas S Burd — 6-29-18

Prepared By — Date

FOR OFFICE USE ONLY:

Application Received 6/29/18 Check # S3104040 6

Plan Commission:

Meeting Date 7/16/18 Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

MEETING DATE: July 16, 2018	REPORT TO Plan Commission	AGENDA ITEM # 6

PRESENTING COMMITTEE:	COMMITTEE CONTACT:	STAFF CONTACT: Randy Fifrick	PREPARED BY: Emily Grabenstein

ISSUE:

Discussion and Action: Comprehensive Plan Working Session #2

ISSUE BACKGROUND/PREVIOUS ACTIONS:

The NCWRPC proposes six meetings to work with the Plan Commission to identity the goals and objectives the Village wishes to have over the next 10 years. The NCWRPC plans on holding an open house as well as send out up to two surveys to encourage public input in the planning process. The NCWRPC would assist in drafting the 10 specified chapters as well as two additional plan chapters as determined by the Plan Commission. The NCWRPC anticipates the update taking approximately 12-18 months to complete. The NCWRPC will prepare maps, collect data and create the document.

The NCWRPC has created a draft Chapter 2 (Natural, Agricultural, and Cultural Resources) and Chapter 3 (Housing), Chapter 4 (Utilities and Community Facilities), and Chapter 5 (Transportation) of the Comprehensive Plan document. The purpose of this agenda item is to continue working on the Comprehensive Plan update.

RECOMMENDED ACTION:

N/A

COST/BENEFIT ANALYSIS and JUSTIFICATION
(attach separate spreadsheets or other documentation as applicable)

ITEMIZE ALL ANTICIPATED *COSTS* (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.)

ITEMIZE ALL ANTICIPATED *BENEFITS* (Subjective, Financial, Operational, Service-related, etc.)

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/$ Remaining CFY

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

ATTACHMENTS (describe briefly):
Comprehensive Plan Draft Items

Chapter Two

Natural, Agricultural, and Cultural Resources

This Chapter reviews the Village's natural environment and resources, including surface water, floodplains, wetlands, groundwater, forests, agricultural resources, and cultural resources. These are the resources on which the Village is built.

Previous Studies

A variety of plans are reviewed as they relate to natural, agricultural, and cultural resources. These plans provide a starting point for the planning process.

Village of Kronenwetter Comprehensive Plan, 2009

Natural, agricultural, and cultural resources were addressed in the previous plan. An inventory of the existing resources and a listing of various goals and objectives were developed. Much of that information is incorporated into this chapter.

Village of Kronenwetter Outdoor Recreation Plan, 2013-2018

The primary purpose of this recreation plan is to provide continued direction toward meeting the current and future recreation needs of the Village of Kronenwetter. This plan provides an inventory and analysis of existing outdoor recreational facilities, and provides recommendations to meet identified needs. Specific park and forest parcel improvement lists exist within the plan. Adoption of this plan allows for continued eligibility for financial assistance from the Federal Land and Water Conservation Program (LWCF), the State Knowles-Nelson Stewardship Program, and many other federal and state funding programs.

Village of Kronenwetter Wellhead Protection Plan

This plan focuses on protecting contaminants from entering the area of land around the public water supply. It identifies locations of the wells, surrounding land uses, and recharge areas. The plan also incorporates the groundwater recharge direction of flow, potential contamination sources within ½ mile radii of each well site, public education and conservation programs, and contains a management plan for addressing potential sources of contamination in the delineated well head protection areas.

Both municipal wells located within the Village are incorporated into the wellhead protection plan.

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Wausau Urban Area Sewer Service Plan, 2040

The purpose of the SSA plan was to establish a sewer service boundary for the Wausau Urban Area. Parts of the Village of Kronenwetter are included within the sewer service area boundary. This boundary sets the 20-year maximum limit for the extension of sanitary sewer services in a cost effective, environmentally sound manner. Property located within the sewer service boundary line is eligible to receive sanitary sewer service during the 20-year planning period; any property lying outside this sewer service area boundary would not be eligible to receive this utility service unless the boundary were amended.

Marathon County Comprehensive Plan, 2016

The Marathon County Comprehensive Plan addresses natural, agricultural, and cultural resources for Marathon County. The goal of the Natural, Agricultural, and Cultural Resources section is to manage and develop for current and future generations the rich yet finite agricultural, natural, and cultural resources which are the cornerstone of Marathon County's economic vitality and cultural heritage.

Marathon County Land and Water Resource Management Plan

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County from 2010 to 2020. The Land Conservation and Zoning Committee identified the following long-term program outcomes for the natural resource protection efforts in Marathon County:

1. Land Use activities are well planned to enhance community development, minimize conflicts, maximize infrastructure investments, and protect rural character.
2. Improve and protect the surface and ground water assets to enhance public health and safety, recreational opportunities, and economic development.
3. Maintain the soil and water resources as productive assets through topsoil and organic matter conservation.
4. Marathon County agriculture and woodlot producers are economically strong.

Marathon County Forest Ten-Year Comprehensive Plan

The Marathon County Forest Ten-Year Comprehensive Use Plan is a management guide for the Marathon County Forest and is updated every ten years. The mission of the plan is to manage and protect natural resources on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future residents throughout the county. The report includes a number of recommendations for timber management, wildlife habitat and game management,

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land acquisition and forest boundary management, biodiversity management, watershed management, and tourism.

Marathon County Groundwater Protection Guide

The Groundwater Protection Guide was an extension of a 1988 groundwater plan. In April 2001, the guide was created to assist county and local officials in setting policy related to groundwater. It also serves as a resource for information about groundwater and strategies to address issues related to groundwater protection. The County is considering a new groundwater planning effort.

Physical Landscape

All plans must consider the natural environment in which a community exists. Understanding the physical landscape is critical to the growth of a community. Natural constraints and environmental issues need to be identified to plan properly. Additionally, the physical landscape can provide great opportunities in the forms of recreation, natural scenery, and wildlife, all of which enhance the quality of life of a community and improve the ability to attract and retain people and employers. See the **Natural Resources Map** for conditions within Kronenwetter.

Topography

Kronenwetter is located in the Northern Highland physiographic region of Wisconsin. The topography of the Village of Kronenwetter is relatively flat. Elevation in the Village ranges from 1,140 feet near the Wisconsin River on the western portion of the Village, to 1,320 feet above sea level near the eastern Village boundary. This is an area of relatively flat outwash plains in the major river valleys that meander through broad swells of moraine upland where bedrock is close to the surface. Slopes are mostly long and smooth.

Soils

Area soils are related to the physical geography, climate, and vegetation. By reviewing the soil maps and other information, it is possible to determine the best uses for a particular area. The Marathon County Soil Report indicates that soil in the Kronenwetter area consists primarily of the Meadland-Mosinee-Dancy association. This soil association is characterized as being sandy loam, somewhat poorly to well drained, with generally less than a three percent slope. There is also a significant amount of the Mahtomedia-Fordum-Sturgeon association in the western portion of the Village. This association is characterized as sandy loam, moderately to excessively well-drained, and generally under a six percent slope. See the **General Soils Map**.

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Human activity also affects soil formation by altering and accelerating natural soil processes. Clearing, burning, cultivating, and urbanization can affect soil structure, porosity, and content of nutrients, thereby altering the soils.

Climate

The Village of Kronenwetter has a continental climate which experiences four distinct seasons with long, cold winters and short, warm summers. Annual precipitation, throughout the area, averages about 32 inches. About one-half to two-thirds of the annual precipitation falls between May and September. Average annual snowfall in the Village is about 56 inches, with snow covering the ground during much of the period from late fall through early spring. The soils occasionally freeze to a depth of several feet when very cold temperatures occur before the ground is appreciably covered with snow. The soils usually freeze to a depth ranging from the top few inches to about one foot.

Water Resources

A major component of the natural environment is water. This section of the plan overviews surface water, wetlands, floodplains, and groundwater.

Surface Water

Marathon County contains abundant water resources. Many have remained in a fairly pristine state and others need focused efforts to improve water quality. The Wisconsin River travels along the Village's western border. The Wisconsin River flows into the Mosinee Flowage located along the Village's far southwestern border. The Bull Junior Creek flows into the Wisconsin River after traveling southwest through the Village. Sampson Creek flows west through the northern portion of the Village and connects with Bull Junior Creek. Johnson Creek flows southwest through the southeastern corner of the Village. Peplin Creek, which originates just within the Village boundaries, flows south out of the Village toward the Central Wisconsin Airport (CWA).

Marathon County is located in the Central Wisconsin River drainage basin. Within the Village of Kronenwetter there are two watersheds; the Bull Junior Creek watershed and the Johnson and Peplin Creeks watershed. The northern portion of the Village lies within the Bull Junior Creek watershed, while the southeastern portion of the Village lies within the Johnson and Peplin Creeks watershed, as shown in the **Natural Resources Map**.

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Portions of the Mosinee Flowage are located in the southwest corner of Kronenwetter.
Image Source: Wisconsin Central: Edward Marek

The Wisconsin River is currently the only waterbody within the Village that is currently considered to be impaired per the Wisconsin DNR's 303(d) list of impaired waters. The Wisconsin River's listing as an impaired water on the 303(d) list means that the river does not currently meet the water quality standards set under the U.S. Clean Water Act in Section 303(d).

Exceptional resource waters are defined by the WDNR as a stream or lake that has excellent water quality, high recreational and aesthetic value, and high quality fishing, but may not be impacted by point source pollution or have the potential for future discharge from a small sewered community. Outstanding resource waters are defined by the WDNR as a lake, stream, or flowage having excellent water quality, high recreational and aesthetic value, and high quality fishing. Outstanding resource waters are free from point source or nonpoint source pollution. Currently there are no waterbodies within the Village classified as an Outstanding or Exceptional Resource Water.

Wetlands

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. Wetlands assist in hazard mitigation by acting as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and

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minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result, our lakes, rivers, and streams are cleaner and our drinking water is safer.

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the vegetation. Such changes may result in the loss of this function over time. Eradication of wetlands can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The Wisconsin Department of Natural Resources (WDNR) has promulgated minimum standards for managing wetlands.

The Village of Kronenwetter contains approximately 9,687 acres of wetlands, mostly in the eastern and central portions of the Village.

Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year (also known as the 100-year floodplain). The primary value of floodplains is their role in natural flood control. Floodplains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle a severe (regional) flood, i.e. those that have a probability of occurring once every one hundred years.

There is a value in preserving and protecting these natural flood control areas from encroachment. First, by preventing development in the floodplain, the cost of building dikes, levies, or other man-made flood control devices will be saved. Second, for each structure that is constructed in a flood-prone area, that flood-prone area expands, potentially subjecting other structures originally built outside the delineated flood hazard area to the risk of flooding. Each new structure (or modification to existing) placed in the flood plain puts more life and property in danger.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances. Floodplain zoning is designed to protect individuals, private

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property, and public investments from flood damage. These regulations prohibit development in the floodway, the most dangerous flood area.

Floodplains occur along the Wisconsin River and Bull Junior Creek in the western and northern portions of the Village. There are approximately 2,281 acres of floodplain located within the Village. Development within the floodplain is usually assessed through the use of the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA), which were revised in 2009.

Groundwater

Groundwater is the major source of all water consumption in the village of Kronenwetter. The Village of Kronenwetter Water Utility draws water up through two high capacity wells. Depth to groundwater in the Village is mostly shallow and of ample quantity. Groundwater condition in Marathon County and the Village of Kronenwetter is generally good. Most areas within the Village have low depth to groundwater levels (less than 20 feet below the surface), as shown in the **Depth to Groundwater Map**.

The Village of Kronenwetter has established a Wellhead Protection Area overlay zoning to better control land uses that may contaminate the municipal water supply. Wellhead protection programs involve five components:

1. Delineation of a zone of contribution for a five-year time of travel;
2. An inventory of all potential contamination sources within that zone;
3. Education and conservation programs;
4. A management plan; and
5. A contingency plan for toxic spills and well contamination.

Land use activities with a history of creating groundwater problems can then be limited or closely monitored within the zone of contribution with overlay zoning.

Woodlands

Significant tracts of woodlands exist within the planning area. These forested areas are primarily associated with streams, and wetlands. Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, water infiltration, wildlife habitat as well as protection of sensitive environmental areas. Regulation of the removal of woodland plant material is desirable to protect scenic beauty, to control erosion, and to reduce effluent and nutrient flows into surface waters.

From the NCWRPC GIS Inventory, about 18,422 acres of woodlands exist within the Village of Kronenwetter, which is about 55 percent of land area within the Village. Tree

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cover is essential, especially for erosion control and to reduce effluent and nutrient flows into surface waters.

Kronenwetter is home to a portion of the Marathon County Forest system. The Marathon County Forest system covers about 4,300 acres of woodlands in the eastern portion of the Village. County Forest located within close proximity to the Village is broken into two units; the Kronenwetter Forestry Unit and the Leather Camp Forestry Unit. Most of the Kronenwetter Forestry Unit is located within the Village, while a small portion of the Leather Camp Unit is located within the Village with the rest of the unit bordering the Village to the south. Together the two units provide habitat for deer, bear, grouse, woodcock, beaver, and a host of songbirds. The Leather Camp Forestry Unit also serves as a designated Ruffed Grouse Management Area.

The Kronenwetter Forest Unit provides 5,000 acres of forested wildlife habitat and recreational trails. Image Source: NCWRPC

Rare Species & Natural Communities

According to the WDNR Natural Heritage Inventory, Marathon County is home to many animal and plant species, as well as natural communities that can be considered rare or endangered.

Kronenwetter lies within two town ranges in Marathon County. The town ranges that contain Kronenwetter have been identified as having the following threatened, endangered, and special concern species and natural communities by the DNR:

- Peregrine Falcon (*Falco peregrinus*)
- Greater Prairie-Chicken (*Tympanuchus cupido*)
- Blanding's Turtle (*Emydoidea blandingii*)
- Missouri Rock-cress (*Boechera missouriensis*)
- American Bittern (*Botaurus lentiginosus*)
- Floodplain Forest

Peregrine Falcon, an endangered species present in Kronenwetter.
Image Source: National Geographic

Blanding's Turtle, a federally listed Species of Concern present in Kronenwetter.
Image Source: Wisconsin DNR

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society. Some original vegetation types for the Village of Kronenwetter and surrounding areas were hemlock, sugar maple, yellow birch, white pine, and red pine, which came from a map of Finley's Original Vegetation.

Environmental Contamination

Lands with known environmental concerns are listed on the following databases:

- Wisconsin Department of Natural Resources – Bureau For Remediation and Redevelopment Tracking System (BRRTS);
- Wisconsin Department of Commerce – Brownfield Location Information System; and
- U.S. Environmental Protection Agency – EPA Enviromapper.

Contaminated sites originate when a property is used for such activities as a gas station, industrial processing facility, a landfill, or other industrial processes.

According to BRRTS there are no contaminated sites that are currently open cases in the Village of Kronenwetter.

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Every permit holding site shown on the EPA Enviromapper database transfers, creates, or uses substances that may cause pollution if not handled properly. The Village of Kronenwetter currently does not have a water discharger in the Enviromapper database. There are nearby water dischargers in the City of Mosinee and the Village of Rothschild.

Agriculture

Agricultural resources are very important to the social and economic characteristics of the Village of Kronenwetter, surrounding communities, and Marathon County. Over 17 percent of Kronenwetter acreage is classified as agricultural, making it the second largest land class in the Village, with only woodlands accounting for a higher percentage of Kronenwetter's acreage. Many jobs are generated by agricultural businesses as well.

Agriculture is an important element of the social and economic characteristics of Kronenwetter and Marathon County. There are 203 parcels and about 5,723 agriculturally assessed acres in the Village. There are also several area businesses that rely on and serve the agricultural industry, including several automotive repair shops and two veterinary businesses.

Soils in Kronenwetter have been identified as being either a farmland of statewide importance or as an area of prime farmland if drained. These are mostly located away from the northwest corner of the Village. It should be noted that not all prime farm soils are used for farming. The "prime farm soils" designation simply indicates that these soils are good productive farmland.

Recreational Resources

The Village of Kronenwetter contains seven parks on approximately 43 acres of land, as well as the Kronenwetter Forestry Unit managed by Marathon County. Descriptions of each park and their amenities are located in the Village of Kronenwetter Outdoor Recreation Plan. Wisconsin's Constitution also maintains all navigable waters as public resources, meaning that bodies of water can serve as important recreational resources.

Cultural Resources

Each year, the Village of Kronenwetter hosts a number of events for its residents. These events include an annual **Arbor Day** celebration, a **Spring Bulk Item Drop Off**, an annual **Bike & Walk for the Health of It** event to promote healthy and safe habits, **Farmers Markets** on every Sunday starting late June through late October, a

Community Garage Sale Weekend, numerous **Movie Under the Stars** nights, the annual **Kronenwetter Fall Festival**, a **Halloween Trick-or-Treat** event, a **Run For the Fallen** event honoring first responders who made the ultimate sacrifice on September 11, 2001, and a **Deck the Yard** contest showcasing decorated yards during the Christmas Holiday Season.

Kronenwetter's Run For the Fallen Event honoring first responders who gave their lives on 9/11.
Image Source: Wausau Daily Herald

The Wausau Metropolitan Area has many attractions for Kronenwetter residents. In particular, the area has a vibrant arts culture. In September, Wausau hosts the Artrageous Weekend. Three different sites around the area have art-focused events with several hundred artists setting up displays and booths with items for sale. The Leigh Yawkey Woodson Art Museum is open year-round, and is home to Birds in Art. This program has been occurring on an annual basis since 1976 and recognizes the best bird art in the world.

Wausau's Performing Arts Foundation brings a variety of shows to the area for residents and visitors to enjoy. The Center of the Visual Arts attempts to celebrate visual arts.

Historic Structures

There are currently no structures in the Village of Kronenwetter that are listed on the National Register of Historic Places. However, the Village does contain three items on the Wisconsin Architecture and History Inventory (AHI); 16th Road Culvert, Elm Grove School (currently A & W Cold Storage), and an unnamed property located on Old Highway 51. Items on the AHI are often privately owned and are not available for the public to enter.

Goals, Objectives, & Policies

The following Goals, Objectives, and Policies will help guide the Village of Kronenwetter to better protect and utilize the natural, agricultural, and cultural resources within the planning area.

Natural Resources Goal 1: The Village will strive to preserve existing natural resources.

> **Objective 1:** New development in the Village should be environmentally friendly, including limiting encroachment on natural resource lands and features. Use construction and maintenance methods that protect natural resources from pollution and degradation.

Natural Resources Goal 2: The Village will update its existing Outdoor Recreation Plan.

Natural Resources Goal 3: The Village will work to improve access to local resources.

> **Objective 1:** The Village will consider options to improve access to the Wisconsin River.
>
> **Objective 2:** The Village will consider options to improve access to Bull Junior Creek.

Natural Resources Goal 4: The Village will encourage the increased use and recreational opportunities of the County Forest areas.

> **Objective 1:** The Village will seek to increase awareness of the County Forest areas by promoting the activities offered, such as hunting, hiking, and horse trails.
>
> **Objective 2:** The Village will support the development of additional facilities in and around the County Forest areas.

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Agricultural Resources Goal 1: The Village will work with agricultural landowners to ensure property owner's rights are protected.

Agricultural Resources Goal 2: The Village will seek to support continued agriculture operations in the village.

> **Objective 1:** The Village will consider options for implementing a community garden.

Agricultural Resources Goal 3: The Village will seek to protect rural living that many residents have indicated they desire and enjoy.

> **Objective 1:** The Village will seek to develop a plan for evaluating rural agricultural and residential development proposals for complementary land use layouts.
>
> > **Policy 1:** Upon request, the village will consider allowing agricultural lands to change zoning depending on Master Land Use Plan.

Cultural Resources Goal 1: The Village will support an increased community development involvement from residents, businesses, and community organizations.

> **Objective 1:** The Village will strive to develop a cultural identity.
>
> **Objective 2:** The Village will work with community organizations to host family-oriented community festivals, such as Peplin Fest.
>
> **Objective 3:** The Village will work to develop and expand active service groups in the community.

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Chapter Three

Housing

This chapter is organized into three sections: Background, Inventory & Trends, and Goals, Objectives, and Policies. There is also an overview of programs available to help local communities to meet their housing needs.

Previous Studies

Several plans that relate to housing are relevant to housing in Kronenwetter. These range from statewide housing plans to architectural and history surveys.

Village of Kronenwetter Comprehensive Plan, 2009

The 2009 Comprehensive Plan for Kronenwetter included an inventory of existing housing in Kronenwetter and goals for the future, with supporting objectives and policies. The nine goals identified were: Encourage the development of a variety of housing types; When permitted, multi-family housing units should be constructed and designed so as to fit the characteristics of the surrounding area; Utilize available resources to guide development in an orderly fashion; Maintain current density in developments in the Village (1/2 acre minimum lot size in urban areas, 3 acre minimum lot size in rural areas); Utilize master planning for the orderly and cost effective development of public infrastructure; Maintain low taxes with smart infrastructure planning and development; Encourage infill development of existing neighborhoods; Minimize negative development impacts on the agricultural community; and Work to improve property values through the development of potential property maintenance standards.

Marathon County Comprehensive Plan, 2016

The Marathon County Comprehensive Plan was adopted in 2016 and prepared by Marathon County staff with assistance from the NCWRPC. The county comprehensive plan closely examines the state of housing throughout six regions of Marathon County (The Village of Kronenwetter is included in the "Wisconsin Central" region of the county, also including the Towns of Stettin, Rib Mountain, Mosinee, and Guenther, the Cities of Mosinee, Schofield, and Wausau, and the Village of Rothschild). The plan addresses issues of affordable and safe housing options in order to meet a goal of enhancing community character. Ten issues were identified that include rising housing costs, rural character, migrant worker housing, homelessness, and housing rehabilitation.

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Regional Livability Plan: Housing Assessment

The Housing Assessment of the Regional Livability Plan was one of the four key assessments identifying issues and opportunities for livability in North Central Wisconsin. Housing is a crucial component of livability. The type of housing and the costs of various housing options were researched and analyzed. The assessment studied the availability and affordability of housing and introduced the impact higher density housing developments can have on traffic levels. Housing options in close proximity to employment opportunities has a significant impact on the workforce's ability to get to and from work efficiently and effectively. Proximity also expands the workforce shed allowing more citizens access to more employment opportunities.

Understanding the type of housing units, their age and value, and the tenure of the housing stock can provide valuable insight into a community and the demands that will face the community in the future. The assessment introduces the need to build smaller housing units to attract a younger demographic to the region while accommodating an aging populations need and desire for small housing units with less maintenance such as; condos, townhomes, and units incorporating universal design standards. Connecting people's homes to their places of work, schools, and shopping opportunities is a primary function of a transportation system. This report looks at the existing housing stock, factors that affect current residents and trends that are likely to determine the future of housing in the Region.

The housing goal for the Regional Livability Plan is: Promote a variety of safe and affordable housing options that meet the needs of all community members. The housing goal includes 3 objectives and 20 recommendations.

Wisconsin State Consolidated Housing Plan, 2015-2019

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program fund of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. "The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs."

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Inventory & Trends

Existing Housing Stock

In 2016, the Village of Kronenwetter contained a total of 2,876 housing units, compared to 1,613 in 1990 and 1,953 in 2000, as listed in **Table 3.1**. The Village added 1,263 housing units between 1990 and 2016, which represents an increase of about 78.3 percent. The County and State increased housing units by 33.3 percent and 28.9 percent respectively over that same period. The Village of Rothschild was the only municipality to increase at a faster pace (85.5 percent) than Kronenwetter during this time.

Table 3.1: Total Housing Units

Minor Civil Division	1990	2000	2010	2016 Estimate	1990-2016 Net Change	1990-2016 % Change
Village of Kronenwetter	1,613	1,953	2,810	2,876	1,263	78.3%
Village of Weston	4,236	4,806	6,364	6,443	2,207	52.1%
Village of Rothschild	1,254	1,988	2,332	2,326	1,072	85.5%
City of Wausau	15,318	16,668	18,154	18,549	3,231	21.1%
City of Mosinee	1,478	1,711	1,791	1,791	313	21.2%
Town of Rib Mountain	1,945	2,769	2,761	2,632	687	35.3%
City of Schofield	1,076	1,022	1,099	1,100	24	2.2%
Marathon County	43,774	50,360	57,734	58,358	14,584	33.3%
State of Wisconsin	2,055,774	2,321,144	2,624,358	2,649,597	593,823	28.9%

Source: U.S. Census, American Community Survey 2012-2016

The Village of Kronenwetter has a relatively young housing stock, as over a third (35.4 percent) of all housing units have been built since the turn of the century. About 16.7 percent of housing units were built in the previous decade (1990 – 1999), as shown in **Table 3.2**. This means that over half (52.1 percent) of Kronenwetter's housing stock is comprised of housing units built after 1990, a significantly higher percentage than both the County (31.6 percent) and the State (28.6 percent).

As a comparison, the housing stock in Marathon County has been built more evenly over the decades. About 17.3 percent of housing units were constructed after 2000, less than half of the percentage of homes built after 2000 in Kronenwetter (35.4 percent). The decades before 1960 account for about 33.9 percent of the housing stock in Marathon County, compared to only 11.5 percent in Kronenwetter.

Table 3.2: Year Structure Built

Year	Kronenwetter	Kronenwetter %	Marathon Co. %	Wisconsin %
2010 or later	58	2.0%	1.9%	1.6%
2000 to 2009	960	33.4%	15.4%	13.0%
1990 to 1999	480	16.7%	14.3%	14.0%
1980 to 1989	337	11.7%	10.1%	9.9%
1970 to 1979	568	19.7%	15.7%	14.8%
1960 to 1969	143	5.0%	8.7%	9.8%
1950 to 1959	103	3.6%	10.2%	11.2%
1940 to 1949	43	1.5%	5.8%	5.8%
1939 or earlier	184	6.4%	17.9%	19.8%

Source: American Community Survey 2012-2016

Table 3.3 shows that single-family detached units are the dominate type of housing structure in Kronenwetter, accounting for about 83.3 percent of all housing units in the Village. Single-family detached units are also the dominant structure type in Marathon County and Wisconsin, although to a lesser extent than in Kronenwetter. Duplexes and 4-unit or fewer multi-family buildings represent about 1.3 percent of all housing within the Village. Larger multi-family units have a stronger presence in Kronenwetter, as buildings consisting of 5 to 9 units account for 5.7 percent of the housing stock, while housing units consisting of 10 or more units account for 7.2 percent of the Village's housing stock. Overall, approximately 14.2 percent of housing units in Kronenwetter are multifamily housing, a proportion that is lower than both the County (19.7 percent) and the State (25.5 percent).

Table 3.3: Type of Structure, 2016

	Kronenwetter	Kronenwetter Percentages	Marathon County Percentages	Wisconsin Percentages
1-unit detached	2,395	83.3%	74.4%	66.6%
1-unit attached	50	1.7%	3.2%	4.3%
2 to 4 units	37	1.3%	7.1%	10.3%
5 to 9 units	163	5.7%	5.0%	4.9%
10 or more units	208	7.2%	7.6%	10.3%
Mobile home, trailer, or other	23	0.8%	2.7%	3.6%

Source: American Community Survey 2012-2016

Compared to Marathon County, the Village of Kronenwetter has a high percentage of homes that are single-family. The percentage of small multi-family housing units (2 to

4 units) in Kronenwetter (1.3 percent) is significantly lower than the percentage of small multi-family units in Marathon County (7.1 percent). The Village also has a significantly lower proportion of housing units classified as mobile homes, trailer, or other than the County.

National trends indicate that multi-family housing options near key amenities and activities are attractive to millennials and retirees. The ability to easily walk to healthcare offices, restaurants, grocery centers, and other services fits the lifestyle of a wide variety of people.

Value Characteristics

Median values of single-family houses and duplexes in the Village of Kronenwetter were $164,900 in 2016, an increase of $50,300 from 2000, as shown in **Table 3.4**. Among the municipalities analyzed, only the Town of Rib Mountain and the State as a whole had higher median values for their housing than Kronenwetter. The increase in median value of housing in Kronenwetter increased 43.9 percent between 2000 and 2016, slower than the increases experienced in both the County (52.3 percent) and State (48.8 percent). Since 1990, median home value in Kronenwetter has been similar to the State and significantly higher than the County. Among the municipalities analyzed, Kronenwetter has consistently had one of the highest median home values since 1990.

Table 3.4: Median Value for Specified Owner-Occupied Housing Units

Minor Civil Division	2000	2010	2016 Estimate	2000-2016 Net Change	2000-2016 % Change
Village of Kronenwetter	$114,600	$166,600	$164,900	$50,300	43.9%
Village of Weston	$111,200	$143,500	$146,300	$35,100	31.6%
Village of Rothschild	$97,900	$136,500	$138,800	$40,900	41.8%
City of Wausau	$85,500	$111,800	$112,700	$27,200	31.8%
City of Mosinee	$87,700	$120,400	$118,800	$31,100	35.5%
Town of Rib Mountain	$131,100	$160,700	$184,700	$53,600	40.9%
City of Schofield	$79,500	$103,400	$100,600	$21,100	26.5%
Marathon County	$95,800	$139,500	$145,900	$50,100	52.3%
State of Wisconsin	$112,200	$169,000	$167,000	$54,800	48.8%

Source: U.S. Census, American Community Survey

Median gross rents have consistently been higher in Kronenwetter than in the State as whole. The median gross rent in Kronenwetter was $333 in 1990, slightly higher than the State's median gross rent of $329. In 2000, Kronenwetter had a median gross rent of $560, compared to $540 in the State. In 2016, median gross rent in Kronenwetter

was $896, significantly higher than the State's median gross rent of $789. This indicates that median gross rent in Kronenwetter has increased at a higher pace than in the State, as shown in **Table 3.5**. Among the municipalities analyzed, Kronenwetter had the highest median gross rent in 2016, while the City of Mosinee had the lowest median gross rent at $648 per month.

The most commonly applied standard for housing affordability is spending no more than thirty percent of income on housing. **Table 3.6** shows that as of the year 2016 in the Village of Kronenwetter, 14.8 percent of owner-occupied households spend more than 30 percent of their household income on housing, compared to 20.5 percent of owner-occupied households in Marathon County and 22.8 percent statewide. A much higher percentage of renters spend more than 30 percent of their income on rent compared to home owners. In the Village of Kronenwetter, about 31 percent of renters spend greater than 30 percent of their income on housing, compared to only 14.8 percent of home owners.

Table 3.5: Median Gross Rent

Minor Civil Division	2000	2010	2016 Estimate	2000-2016 Net Change	2000-2016 % Change
Village of Kronenwetter	$560	$717	$896	$336	60.0%
Village of Weston	$509	$689	$755	$246	48.3%
Village of Rothschild	$480	$657	$723	$243	50.6%
City of Wausau	$473	$605	$654	$181	38.3%
City of Mosinee	$536	$615	$648	$112	20.9%
Town of Rib Mountain	$706	$699	$887	$181	25.6%
City of Schofield	$504	$691	$769	$265	52.6%
Marathon County	$484	$639	$704	$220	45.5%
State of Wisconsin	$540	$713	$789	$249	46.1%

Source: U.S. Census, American Community Survey

Table 3.6: Percent of Total Households that Spent 30% or more of Household Income on Housing, 2016

	Owners in 2016	Renters in 2016
Village of Kronenwetter	14.8%	31.0%
Marathon County	20.5%	42.6%
Wisconsin	22.8%	46.6%

Source: American Community Survey 2012-2016

Occupancy Characteristics

The percentage of housing units that are owner occupied increased by over 32 percent between 2000 and 2016, as shown in **Table 3.7**. Roughly 82 percent of occupied housing units in the Village of Kronenwetter were owner occupied in 2016, down from 90 percent in 2000. While the percentage of occupied housing units that are owner occupied decreased, the number of owner occupied housing units within the Village still increased. In 2016, there were 2,244 owner occupied housing units within Kronenwetter, up from 1,696 in 2000, an increase of 548 units. The Village of Kronenwetter had a significantly faster increase in owner occupied housing units than any of the other municipalities analyzed, as no other municipality increased at a pace faster than 16.1 percent. The Village of Rothschild, Town of Rib Mountain, and City of Schofield all experienced a decrease in the number of owner occupied housing units between 2000 and 2016. The percentage of housing units that were owner occupied within Marathon County has slightly decreased from 75.7 percent in 2000 to 72.7 percent in 2016.

Roughly 18 percent of all occupied housing units in Kronenwetter were renter occupied in 2016, up from 10 percent in 2000. Overall, the number of renter occupied units increased by 162.8 percent between 2000 and 2016 in the Village of Kronenwetter, as shown in **Table 3.8**. In comparison, Marathon County experienced a 27.2 percent increase in renter occupied units and the State as a whole experienced a 15.9 percent increase during this time.

Table 3.7: Owner Occupied Units

Minor Civil Division	2000	2010	2016 Estimate	2000-2016 Net Change	2000-2016 % Change
Village of Kronenwetter	1,696	2,221	2,244	548	32.3%
Village of Weston	3,056	3,704	3,548	492	16.1%
Village of Rothschild	1,559	1,627	1,557	-2	-0.1%
City of Wausau	9,676	9,602	9,886	210	2.2%
City of Mosinee	1,125	1,127	1,236	111	9.9%
Town of Rib Mountain	2,374	2,328	2,129	-245	-10.3%
City of Schofield	591	614	534	-57	-9.6%
Marathon County	36,091	39,090	39,239	3,148	8.7%
State of Wisconsin	1,426,361	1,551,558	1,547,633	121,272	8.5%

Source: U.S. Census, American Community Survey 2012-2016

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Table 3.8: Renter Occupied Units

Minor Civil Division	2000	2010	2016 Estimate	2000-2016 Net Change	2000-2016 % Change
Village of Kronenwetter	188	431	494	306	162.8%
Village of Weston	1,516	2,068	2,450	934	61.6%
Village of Rothschild	363	572	644	281	77.4%
City of Wausau	6,002	6,885	6,860	858	14.3%
City of Mosinee	510	533	406	-104	-20.4%
Town of Rib Mountain	323	322	409	86	26.6%
City of Schofield	374	380	438	64	17.1%
Marathon County	11,611	14,086	14,764	3,153	27.2%
State of Wisconsin	658,183	728,210	762,613	104,430	15.9%

Source: U.S. Census, American Community Survey 2012-2016

National trends show that renting is becoming more common, especially by young professionals between the ages of 20 and 29. Young professionals coming out of college are burdened with college loans, low paying entry jobs, and do not see home ownership as an investment due to the housing collapse during the 2000s. Many do not qualify for mortgage loans. Some young professionals also enjoy the flexibility of renting and the ability to move in a month's notice should a better employment opportunity present itself. The Village of Kronenwetter should continue to see an increase in rental demand as more Millennials enter the workforce.

Table 3.9: Seasonal Units

Minor Civil Division	1990	2000	2010	1990-2010 Net Change	1990-2010 % Change
Village of Kronenwetter	8	11	17	9	112.5%
Village of Weston	11	8	18	7	63.6%
Village of Rothschild	2	4	6	4	200.0%
City of Wausau	56	60	87	31	55.4%
City of Mosinee	3	7	12	9	300.0%
Town of Rib Mountain	3	5	15	12	400.0%
City of Schofield	2	10	9	7	350.0%
Marathon County	725	554	840	115	15.9%
State of Wisconsin	150,601	142,313	193,046	42,445	28.2%

Source: U.S. Census

Almost 100 percent of the housing units in the Village of Kronenwetter are year-round residences. Only 0.6 percent of all housing units in Kronenwetter were seasonal units

in 2010, up from 0.5 percent in 1990. **Table 3.9** displays seasonal housing trends between 1990 and 2010. In 2010, there were 17 seasonal housing units in Kronenwetter, similar to the Village of Weston (18), and the Town of Rib Mountain (15). In 2010, there were 840 seasonal housing units in Marathon County.

Demand Characteristics

Between 1990 and 2016, Kronenwetter's median age increased from 30.6 to 38.9 years old, as shown in **Table 3.10**. During the same time period, the median age in Marathon County climbed to 40.7 years old, and the statewide median age increased to 39.1 years old. In 2016, only the Village of Weston had a lower median age (36.7) than Kronenwetter.

The median age in the Village of Kronenwetter is likely to increase over the next 15 years. In 2011, the first of the Baby Boomers reached what used to be known as the retirement age of 65. It is estimated that there are over 77 million Baby Boomers in the United States comprising 20 percent of the nation's population. And for the next 18 years, Baby Boomers will be turning 65 at a rate of about 10,000 per day. As a result, over 20 percent of the nation's population will be over the age of 65 in 2029. In addition, with the advancement in medical technology and care, people are living longer lives which will contribute to the increase in the median age of communities.

Table 3.10: Median Age

Minor Civil Division	1990	2000	2010	2016 Estimate	1990-2016 Net Change	1990-2016 % Change
Village of Kronenwetter	30.6	35.7	37.3	38.9	8.3	27.1%
Village of Weston	30.8	32.2	35.6	36.7	5.9	19.2%
Village of Rothschild	33.3	38.4	41.8	39.7	6.4	19.2%
City of Wausau	34.1	36.5	36.8	39.1	5	14.7%
City of Mosinee	33.1	35.1	39.1	40.1	7	21.1%
Town of Rib Mountain	33.5	38.0	45.0	41.6	8.1	24.2%
City of Schofield	34.5	37.1	39.1	41.9	7.4	21.4%
Marathon County	32.7	36.3	39.4	40.7	8	24.5%
State of Wisconsin	32.9	36.0	38.5	39.1	6.2	18.8%

Source: U.S. Census, American Community Survey 2012-2016

The demand of an additional 1,263 housing units between 1990 and 2016 is likely due to the increase in total households over the same time period. Total households increased by 1,176 between 1990 and 2016, as shown in **Table 3.11**. The 75.3 percent growth in households is 3.0 percentage points lower than the increase in housing units. In comparison, Marathon County increased households by 30 percent

and households increased by 26.8 percent statewide during the same time period. Only the Village of Rothschild increased the number of households at a faster rate than Kronenwetter between 1990 and 2016.

Table 3.11: Total Households

Minor Civil Division	1990	2000	2010	2016 Estimate	1990-2016 Net Change	1990-2016 % Change
Village of Kronenwetter	1,562	1,884	2,652	2,738	1,176	75.3%
Village of Weston	4,123	4,572	5,772	5,998	1,875	45.5%
Village of Rothschild	1,220	1,922	2,199	2,201	981	80.4%
City of Wausau	14,718	15,678	16,487	16,746	2,028	13.8%
City of Mosinee	1,433	1,635	1,660	1,642	209	14.6%
Town of Rib Mountain	1,900	2,697	2,650	2,538	638	33.6%
City of Schofield	1,017	965	994	972	-45	-4.4%
Marathon County	41,547	47,702	53,176	54,003	12,456	30.0%
State of Wisconsin	1,822,118	2,084,544	2,279,768	2,310,246	488,128	26.8%

Source: U.S. Census, 2012-2016 American Community Survey

The Wisconsin Department of Administration projects a 48 percent increase in households between 2010 and 2040 in the Village of Kronenwetter. Marathon County is expected to increase households by 19.9 percent over the same time period. Projections show that the Village of Kronenwetter will have a total of 3,925 households in 2040, 1,273 more households than reported in the 2010 Census. **Table 3.12** displays household projections through 2040.

Table 3.12: Household Projections

Minor Civil Division	2010	2020	2025	2030	2035	2040
Village of Kronenwetter	2,652	3,067	3,313	3,547	3,756	3,925
Village of Weston	5,772	6,632	7,125	7,596	8,006	8,333
Village of Rothschild	2,199	2,349	2,425	2,489	2,535	2,555
City of Wausau	16,487	17,371	17,774	18,064	18,198	18,143
City of Mosinee	1,660	1,764	1,808	1,844	1,866	1,868
Town of Rib Mountain	2,650	2,791	2,852	2,897	2,922	2,916
City of Schofield	994	1,030	1,041	1,049	1,050	1,039
Marathon County	53,176	57,394	59,611	61,524	62,958	63,730
State of Wisconsin	2,279,768	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322

Source: U.S. Census, WI DOA

Average household size decreased by 0.37 persons between 1990 and 2016. During the same time period, the Village of Kronenwetter has consistently had a higher average household size than both Marathon County and the State as a whole. In 2016, the average household size in Kronenwetter was 2.73, roughly 0.22 higher than the County and 0.24 higher than the State. Between 1990 and 2016, the Village of Kronenwetter had the fastest decrease of average household size (13.1 percent), as shown in **Table 3.13**.

Table 3.13: Average Household Size

Minor Civil Division	1990	2000	2010	2016 Estimate	1990-2016 Net Change	1990-2016 % Change
Village of Kronenwetter	3.10	2.83	2.71	2.73	-0.37	-13.1%
Village of Weston	2.74	2.61	2.54	2.50	-0.24	-9.2%
Village of Rothschild	2.71	2.56	2.38	2.41	-0.30	-11.7%
City of Wausau	2.45	2.37	2.31	2.34	-0.11	-4.6%
City of Mosinee	2.66	2.47	2.39	2.45	-0.21	-8.5%
Town of Rib Mountain	2.95	2.78	2.57	2.72	-0.23	-8.3%
City of Schofield	2.24	2.19	2.18	2.15	-0.09	-4.1%
Marathon County	2.75	2.60	2.49	2.51	-0.24	-9.2%
State of Wisconsin	2.61	2.50	2.43	2.49	-0.12	-4.8%

Source: U.S. Census, American Community Survey 2012-2016

The Village of Kronenwetter is projected to decrease their average household size an additional 0.16 persons by 2040 from the reported average household size in the 2010 Census. **Table 3.14** displays average household size projections through 2040. The projected average household size in the Village of Kronenwetter in 2040 is 2.55. Marathon County is also projected to decrease average household size over the 30-year period, decreasing from 2.49 at the 2010 Census to 2.38 in 2040. A variety of national trends help explain the projected decrease in average household sizes. Roughly 20 percent of the nation's population is turning 65 over the next 19 years. The children of this generation are reaching adulthood and are moving out into their own homes. What was a household of four people is now split into two, possibly three households with 2 or fewer people per household. The children of Baby Boomers, many of which are Millennials, are the largest living generation in terms of population. Much of this generation has not yet reached the point in their lives where they are starting families and having children, and trends show that more people are choosing to start families in their late 30's and early 40's. The delay in starting families and having children will continue to drive the average household size to 2 people per household in the future. This trend also helps explain the increase in median age.

Table 3.14: Average Household Size Projections							
Minor Civil Division	**2010**	**2015**	**2020**	**2025**	**2030**	**2035**	**2040**
Village of Kronenwetter	2.71	2.68	2.66	2.63	2.61	2.58	2.55
Village of Weston	2.54	2.52	2.50	2.48	2.45	2.42	2.40
Village of Rothschild	2.38	2.35	2.33	2.31	2.29	2.26	2.24
City of Wausau	2.31	2.28	2.26	2.24	2.22	2.19	2.17
City of Mosinee	2.39	2.37	2.35	2.33	2.31	2.28	2.25
Town of Rib Mountain	2.57	2.54	2.52	2.50	2.48	2.44	2.42
City of Schofield	2.18	2.16	2.14	2.12	2.10	2.08	2.05
Marathon County	2.49	2.47	2.45	2.43	2.40	2.38	2.36
State of Wisconsin	2.43	2.38	2.35	2.32	2.30	2.28	2.26
Source: WI DOA							

The Wisconsin Department of Administration (DOA) prepares population projections for the state and local units. Based on DOA projections, see **Table 3.15**, Kronenwetter will gain 2,860 residents from the reported population in the 2010 Census, an increase of 39.7 percent. During the same time period Marathon County is projected to gain over 18,727 new residents, an increase of 14 percent. The Village of Kronenwetter has the fastest projected population growth among the municipalities analyzed. Based on household projections prepared by the Wisconsin DOA, the Village of Kronenwetter will grow by roughly 1,273 households between 2010 and 2040. In 2016, the Village had approximately 2,876 housing units, so if it is assumed the percentage of vacant units remains constant, an additional 1,238 housing units will be needed by 2040.

Table 3.15: Population Projections							
Minor Civil Division	**2010**	**2015**	**2020**	**2025**	**2030**	**2035**	**2040**
Village of Kronenwetter	7,210	7,540	8,185	8,765	9,295	9,730	10,070
Village of Weston	14,868	15,520	16,770	17,870	18,890	19,700	20,330
Village of Rothschild	5,269	5,340	5,525	5,655	5,755	5,795	5,790
City of Wausau	39,106	39,440	40,460	41,100	41,490	41,450	41,070
City of Mosinee	3,988	4,050	4,160	4,225	4,270	4,270	4,235
Town of Rib Mountain	6,825	6,895	7,055	7,145	7,190	7,165	7,080
City of Schofield	2,169	2,170	2,205	2,210	2,205	2,180	2,135
Marathon County	134,063	136,510	142,200	146,595	150,130	152,120	152,790
State of Wisconsin	5,686,986	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635
Source: WI DOA							

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The Village of Kronenwetter's zoning code should be evaluated to ensure the older housing can be improved to meet modern living requirements and preferences. This potentially includes reducing minimum lot sizes, setbacks, and yard requirements and allowing or encouraging more variety of housing types such as bungalow courts and attached single-family homes. If zoning prevents existing lots from being redeveloped or homes improved, it can incentivize disinvestment in properties and increase blight. Many people prefer to live in traditional neighborhoods like the Village of Kronenwetter's traditional areas, but also want modern housing amenities.

A variety of housing related programs are available in **Appendix B**.

Goals, Objectives, & Policies

The following Goals, Objectives, and Policies will help guide the Village of Kronenwetter to ensure housing to all people within the planning area.

Goal 1: Encourage the development of a variety of housing types.

> **Objective 1:** Work with the private market to address market needs for housing development.
>
> **Objective 2:** Work with developers to design guidelines for housing developments.
>
> **Objective 3:** Encourage homeowner associations to take an active role in the enforcement of established covenants.

Goal 2: When permitted, multi-family housing units should be constructed and designed so as to fit the characteristics of the surrounding area.

Goal 3: Seek to utilize available resources to guide development in an orderly fashion.

Goal 4: Maintain current density in developments in the Village (1/2 acre minimum lot size in urban areas, 3 acre minimum lot size in rural areas.)

> **Objective 1:** Evaluate the use of cluster development to limit the consumption of natural or working lands, which may decrease current lot size requirements but maintain overall densities.

Goal 5: Utilize master planning for the orderly and cost effective development of public infrastructure.

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Objective 1: Utilize water and sewer planning to identify growth development to those areas.

Objective 2: Utilize transportation and infrastructure planning to guide development to targeted areas.

Goal 6: Seek to maintain low taxes with smart infrastructure planning and development.

Goal 7: Encourage infill development of existing neighborhoods.

Goal 8: Seek to minimize negative development impacts on the agricultural community.

Objective 1: Give consideration to cluster development to allow higher density development to minimize the consumption of land by residential development.

Objective 2: Discourage leapfrog development that resembles urban sprawl and consumes farmland.

Objective 3: Work with agricultural land owners to develop land in accordance with the Village's Master Land Use Plan.

Goal 9: Work to improve property values through the development of potential property maintenance standards.

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Chapter Four

Utilities and Community Facilities

This fourth chapter follows the same three-section format as previous chapters, starting with a background, followed by an inventory & trends, and finally the goals, objectives, and policies section.

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include electrical service, natural gas, broadband/internet access, telephone, and cable communications. Community facilities include local government buildings, libraries, educational institutions, parks, maintenance and storage facilities, and services including police and fire protection, medical, municipal water and wastewater.

Previous Studies

A variety of plans were reviewed as they relate to utilities and community facilities. These plans provide a starting point for the planning process.

Village of Kronenwetter Comprehensive Plan, 2009

The 2009 Comprehensive Plan includes a Utilities and Community Facilities Chapter. The chapter focuses on issues ranging from water and public safety to parks and dams and levees. The chapter inventories the utilities and community facilities located in the Village of Kronenwetter. The chapter does not include a list of issues concerning utilities and community facilities. The four utility and community facilities goals in the 2009 comprehensive plan are to: "Maintain the existing quality level of services as the community grows; When considering expanding, upgrading, or constructing new facilities, the Village will consider the impact the project will have on the local tax base; Utilize infrastructure, existing and planned, to guide future growth and development; and Plan for future growth and extension of public services."

2040 Wausau Urban Area Sewer Service Plan, 2018

The purpose of the SSA plan was to establish a sewer service boundary for the Wausau Urban Area. Parts of the Village of Kronenwetter are included within the sewer service area boundary. This boundary sets the 20-year maximum limit for the extension of sanitary sewer services in a cost effective, environmentally sound manner. Property located within the sewer service boundary line is eligible to receive sanitary sewer service during the 20-year planning period; any property lying outside this

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sewer service area boundary would not be eligible to receive this utility service unless the boundary were amended. See the **Sewer Service Area, 2040 Map**.

Village of Kronenwetter Wellhead Protection Plan

This plan focuses on protecting contaminants from entering the area of land around the public water supply. It identifies locations of the wells, surrounding land uses, and recharge areas. The plan also incorporates the groundwater recharge direction of flow, potential contamination sources within ½ mile radii of each well site, public education and conservation programs, and contains a management plan for addressing potential sources of contamination in the delineated well head protection areas.

Both municipal wells located within the Village are incorporated into the wellhead protection plan.

Village of Kronenwetter Outdoor Recreation Plan, 2013-2018

The plan includes a background of Kronenwetter including existing land use, demographics, and economic development in relation to outdoor recreation. The plan also identifies all existing trails, parks, conservancy areas, and services in the Village and identifies on-going and future outdoor recreation projects. The plan ultimately identifies a number of recommendations and capital improvements to achieve six goals created by key community stakeholders.

Marathon County Comprehensive Plan, 2016

The plan covers utilities and community facilities development in both the inventory and plan recommendation sections. The County plan identifies all municipal facilities and services throughout the county, including in the Village of Kronenwetter. The County Comprehensive Plan also discusses County-owned facilities and services including: Courthouse and Administrative Buildings, Fairgrounds, Law Enforcement, Library Service, Medical Facilities, Post Offices, and Park and Recreation facilities.

Marathon County All Hazard Mitigation Plan, 2017

This plan's primary purpose is to identify how to prevent injury and property damage from natural hazards. Understanding how the natural environment works is a first step in mitigating natural disasters. The plan shows how the natural environment and the built environment are in conflict, and how to mitigate that conflict (e.g. Development in a floodplain is at risk of damage caused by flooding). Dam breaks and the low probability for occurring, but high damage potential are listed in the Mitigation Plan, along with floodplain damage possibilities in Kronenwetter. Hazards covered in the plan include flooding, tornadoes, temperature extremes, wildfire, and others. The plan maintains County eligibility for federal mitigation grants.

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Marathon County Outdoor Recreation Plan

The plan covers utilities and community facilities development in both the public safety and infrastructure chapters. The County plan identifies all municipal facilities and services in the Wausau Metropolitan area, as well as other municipal facilities found throughout Marathon County. The County Comprehensive Plan also discusses County owned Facilities and Services including: Courthouse and Administrative Buildings, Fairgrounds, Law Enforcement, Library Service, Medical Facilities, Post Offices, and Park and Recreation facilities.

10-Year Transmission System Assessment, 2015

This 2015 – 2025 report by American Transmission Company summarizes additions and expansions to the electric transmission system to ensure electric system reliability. Marathon County is one of 19 Counties that are included in zone 1 and is located in the northern portion. Key performance issues in the northern portion of the zone include voltage and thermal limitations. The most severe limitations occur during peak and off-peak periods. Peak electricity demand typically occurs during the summer months. There are currently no transmission projects occurring in the Kronenwetter or Marathon County area.

Inventory & Trends

Utilities and community facilities provided by the Village of Kronenwetter or by other public or private entities are inventoried and evaluated as to their present condition and adequacy to meet the current and future needs of the Village. Many of the major facilities are identified on the **Utilities and Community Facilities Map**.

Water

Drinking Water

The Village's water system consists of wells, storage, treatment, and distribution facilities.

Water Supply

The Village of Kronenwetter provides municipal water to approximately 2,000 users. There are two wells within the Village currently in use, each with a rate capacity of 1.6 million gallons per day. Kronenwetter has a wellhead protection plan in place to prevent contamination of the water supply.

Storage

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The Village has one water storage facility that provides 300,000 gallons of storage. The facility is located at the intersection of Pine Road and Tower Road.

Treatment

Sequestering agents are added to water provided from Well No. 2 to combat the presence of Iron and Manganese contaminants found in water provided by Well No. 2. The Village is currently evaluating alternate sequestering agents, additional flushing activities, and is searching for an alternate well site that may produce a better water quality.

Distribution System

The Village's water distribution system serves most of the Village. Village residents who do not receive municipal water rely on private wells to meet their water needs.

Waste Water

The Village of Kronenwetter has its wastewater treated at the Rib Mountain Metropolitan Sewerage District. This facility was built in 1985 and serves the City of Mosinee, the Rib Mountain Sanitary District, and the Villages of Weston and Rothschild in addition to the Village of Kronenwetter.

Storm Water

The Village of Kronenwetter is a member of the North Central Wisconsin Stormwater Coalition. The coalition is working to address stormwater issues in North Central Wisconsin. Stormwater is water that accumulates on land as a result of storms and can include runoff from urban areas such as roads and roofs.

Public Works

Street Department

The Village's street department garage located at the intersection of County Highway X and North Road, houses the vehicles and equipment to perform the maintenance of the local road system, storm sewers and waste & recycling removal. The local road network is discussed in the transportation chapter.

Solid Waste & Recycling

The Village of Kronenwetter utilizes Harter's Fox Valley Disposal for solid waste and recycling collection. Solid waste is collected every week, while recycling is collected bi-weekly.

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Kronenwetter also operates a yard waste drop-off site at 4496 Martin Road for grass clippings, leaves, and tree branches. For several days each spring the Village also conducts a bulk-item collection at the Recreational Soccer Fields at 2355 Tower Road.

Public Safety

Police Department

Three departments provide police protection in the Village.

The Kronenwetter Police Department consists of seven full time officers, four part time officers, and a full time police clerk. The Patrol Lieutenant and Chief of Police are included in the seven full time officers. The Kronenwetter Police Department is a full time around the clock service. It is located in the Kronenwetter Municipal Center.

Image Source: Kronenwetter Police Department

Image Source: WSAU

Kronenwetter, along with the rest of the County, is served by an enhanced 911 emergency response system that is operated by the County. As of January 1, 2006 all 911 cellular calls are located within 50 to 300 meters from the actual location. The police department's jurisdiction includes the entire Village.

The Marathon County Sheriff's Department, located in Wausau, provides service to all the towns and cities in Marathon County. The department also staffs the 911 dispatch center. The Marathon County Jail is located in Wausau.

The Wisconsin State Patrol, located in Wausau, has statewide jurisdiction on all public roads but operates mainly on State and U.S. highways as a matter of general practice to enforce traffic and criminal laws, and help motorists in need. They also help local law enforcement by reconstructing traffic accidents; inspecting trucks, school buses and ambulances; and helping local agencies with natural disasters and civil disturbances.

Fire Department / Emergency Medical Services

The Village of Kronenwetter Fire Department provides fire protection to the Village of Kronenwetter as well as the Town of Guenther. The Kronenwetter Fire Department is also located in the Municipal Center. The Village of Kronenwetter contracts with the Town of Rib Mountain for EMS services.

The Village maintains one fire station. The station is located at the Kronenwetter Municipal Center at 1582 Kronenwetter Drive, Kronenwetter, WI. The Kronenwetter Fire Department is a paid on call department, and meets twice a month to train and maintain equipment.

The department covers all fire suppression services and fire first responder services for the Village of Kronenwetter and the Town of Guenther. Many individuals within the department are also First Responders, who are trained for medical services and assist during medical emergencies until an ambulance can respond.

An aerial view of the Kronenwetter Fire Station.

Medical Facilities

Aspirus Kronenwetter Clinic is located at 1881 County Road XX. This facility offers out-patient care Monday through Friday from 8 am to 5 pm. This facility specializes in family medicine and internal medicine.

Cedar Creek Dental is located next to the Aspirus Kronenwetter Clinic at 1851 County Road XX. Services include general dentistry, dental implants, sleep apnea treatment, and fillings.

The nearest hospital is Ascension St. Clare's Hospital located at 3400 Ministry Parkway in Weston. A wide variety of inpatient and out-patient services are provided; including Emergency, Chest Pain, Obstetrics, Gastroenterology, Neurology, Orthopedics, and Ear, Nose and Throat care.

The Aspirus Wausau Hospital is located at 425 Pine Ridge Boulevard in the City of Wausau, approximately 10 miles from Kronenwetter. This hospital has over 300 beds, and over 350 physicians in 35 specialties. It is well known for its cardiovascular program, and also has cutting edge cancer, trauma, women's health, and spine and neurological care.

Nursing Homes

Cedar Creek Manor, with buildings located at 2480 and 2482 Terrebonne Drive, provides everything from personal assistance services, to recreational and social opportunities, in a single place for residents.

Evergreen Park Assisted Living, located at 1957 Kowalski Road, is a 13-bed skilled nursing facility. The facility assists with activities of daily living, medication, transport to appointments, and individualized point of care.

Day Care Facilities

The most recent data from Wisconsin Department of Children and Families identifies two regulated day care facilities in the Village. Wausau Child Care – Cedar Creek Center is located at 1841 County Road XX and The Toy Chest Family Child Care is located at 681 Oak Road.

Educational Facilities

Public Schools

The Village of Kronenwetter is served by a wide assortment of educational facilities at the elementary, primary, secondary, vocational and postsecondary levels. Kronenwetter is served by two school districts, the D.C. Everest Area School District and the Mosinee School District.

The D.C. Everest School District includes a total of 11 public schools with a student population (2016-2017) of 5,878 students. The D.C. Everest School District is the 25th largest in the State in terms of enrollment size. Elementary (K-5) enrollment was 2,936 students, Middle School (6-7) enrollment was 834 students, Junior High (8-9)

enrollment was 849 students, and High School enrollment was 1,185 students. **Table 4.1** displays enrollment data for the schools within the D.C. Everest School District.

The Mosinee School District includes 3 schools, as well as a virtual academy, with a student population (2016-2017) of 1,998 students. Elementary (K-5) enrollment was 620 students, Middle School enrollment was 732 students, and High School enrollment was 632 students. Enrollment in the Rural Virtual Academy was 14 students for the 2016-2017 school year. **Table 4.2** displays enrollment data for the schools within the Mosinee School District.

Table 4.1: D.C. Everest School District Enrollment, 2016-2017

School	Enrollment
D.C. Everest Senior High	1,185
D.C. Everest Middle School	834
Mountain Bay Elementary	465
Rothschild Elementary	429
D.C. Everest Idea School	74
Evergreen Elementary	497
Odyssey Elementary	360
Weston Elementary	550
D.C. Everest Junior High	849
Hatley Elementary	104
Riverside Elementary	531
Total	**5,878**

Source: Wisconsin Department of Public Instruction

Table 4.2: Mosinee School District Enrollment, 2016-2017

School	Enrollment
Mosinee Elementary School	620
Mosinee Middle School	732
Mosinee High School	632
Rural Virtual Academy	14
Total	**1,998**

Source: Wisconsin Department of Public Instruction

Private Schools

There are five private schools that serve the D.C. Everest Area Public School District. These Mosinee Public School District has two private schools. Local communities do not get involved with the planning and administration of these schools. Northland

Lutheran High School is a private high school (grades 9-12) located in Kronenwetter at 2107 Tower Road.

Higher Education

The Village of Kronenwetter is located in the Northcentral Technical College (NTC) District. The NTC Wausau campus is approximately 13 miles from Kronenwetter Municipal Center. The Wausau NTC campus offers over 170 programs, including associate degrees, technical diplomas, and short-term certificate options. NTC also offers campuses in Antigo and Wittenberg.

The University of Wisconsin – Marathon County, a two-year college, is located approximately 12 miles from the Kronenwetter Municipal Center. There are also private institutions in Wausau. UW-Stevens Point is located about 22 miles to the south.

Parks

The Village of Kronenwetter owns and operates seven parks throughout the Village. The Kronenwetter park and recreation system consists of approximately 43 total acres of Village-owned and operated parks. The parks system includes a range of developed facilities including snowmobile and bike trails, four mini parks, a neighborhood park, and two community parks.

There are also two Forestry Units comprising of over 4,300 acres of County-owned forest located within the Village. The Kronenwetter Forestry Unit, located at 4420 East State Highway 153, has 5,000 acres with hiking and equestrian trails, as well as snowmobile trails in winter. Many different wildlife species can be seen in this area. The Leather Camp Forestry Unit, located at 4445 East State Highway 153, is 5,000 acres of land that is designated as a Ruffed Grouse Management Area. There are hiking and biking trails, and equestrian trails in this area.

All seven Village of Kronenwetter parks, as well as the two Forest Units are shown on the **Utilities and Community Facilities Map**. Detailed information about the parks can be found in **Table 4.3**. Park descriptions were obtained from the 2013-2018 Village of Kronenwetter Outdoor Recreation Plan, while park pictures were provided by the Village of Kronenwetter.

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Table 4.3: Kronenwetter Parks

Park	Description	Picture
Norm Plaza Memorial Park	This 3.6 acre park is located at 1077 Russell Street on the west side of the Village. There is a soccer field, a basketball court, a grill, picnic tables, playground equipment, and a shelter.	
Sunset Park	This 3.2 acre park is located at 2390 Terreborne Drive, has a ball diamond with dugouts, basketball court, sand volleyball court, and tennis courts, a grill and picnic area, a shelter with restrooms, and a playground.	
Seville Park	This 4.2 acre park is located at 2200 Glendalen Road. There is a playground area, portable restroom, sand volleyball court, and picnic tables available at this facility.	
Gooding Park	This 5.6 acre park is located at 2200 Old Highway 51. There is a grill, picnic tables, portable restrooms, and a shelter.	
Friendship Park	This 6.4 acre park is located at 2350 Sunny Meadow Drive. There are basketball and tennis courts, a play field, volleyball court, dog park, indoor restrooms, a shelter, and a playground at this facility.	
Municipal Center Park	This 10 acre park is located at 1582 Kronenwetter Drive adjacent to the Municipal Center. This facility has three ball diamonds, picnic tables, playground equipment, and a shelter.	
Towering Pines Park	Ten acres of recreational and soccer fields exist at 2355 Tower Road. There are three soccer fields and a playground at this facility.	

Energy

The electrical service in the Village of Kronenwetter is provided by the Wisconsin Public Service Corporation. There are four coal-fired power plants located in the Villages of Rothschild and Kronenwetter. Weston # 4 was brought on-line in June 2008. These plants produce nearly 1,000 megawatts of electricity. Kronenwetter receives nearly $1 million annually in shared revenue payments as a result of them being located in the Village.

Other electrical needs in Kronenwetter are served by the electrical transmission system. Many high-voltage transmission lines come from the Weston power facility. Two high voltage lines run along County Highway XX east and west, and one runs north and south through the Village. There are also several lower voltage lines, some overhead, some buried that are located throughout Kronenwetter. These lines are owned by American Transmission Company.

Natural gas service in the Village of Kronenwetter is provided by the Wisconsin Public Service Corporation.

The Weston Power Plant has four operational electric-generating units.
Image Source: WXPR Radio

Telecommunication and Technology

The importance of technology and telecommunications for connecting people, businesses, and government has grown more important in recent years, and is expected to continue into the future as the information economy and knowledge based jobs continue to grow. Technology has the potential to promote citizen involvement in the community and to increase social connectivity. Technology such as broadband internet access has become vital to businesses and employees alike for tasks such as

seeking and applying for jobs, connecting with clients and customers, commerce, and improving the efficiency and cost of manufacturing products.

Technology has also brought about innovations that have the potential to change the urban environment and the services that are often provided within and by cities. Examples of these changes include what has become known as the sharing economy, driverless vehicles, and smartphones.

Telephone service in the Village of Kronenwetter is provided by Verizon/Frontier. This service features digital switches and is linked to a fiber optics & digital microwave network.

Cable service in the northern parts of the Village is provided by Charter Communications. Residents in the rural areas of the Village depend on satellite connections for television services.

Wired broadband internet service is provided both by TDR TELECOM, which has advertised download speeds of up to 15.0 Mbps within the Village, and Frontier Communications with advertised download speeds of up to 24.0 Mbps.

Various cellular telecommunication service providers have coverage in the Village and outlying area. Cellular communication and mobile internet are an increasingly important part of daily life and business, with nearly two-thirds of Americans owning a smartphone in 2014, and nearly 19% of Americans relying on a smartphone for internet access. Seven percent of smartphone owners are "smartphone-dependent," meaning they do not have home broadband service and have limited alternatives for accessing the internet.

Dams & Levees

There are two dams located within the Village of Kronenwetter, one dam is located on the Mosinee Flowage in the western portion of the Village, and the other is located off of Johnson Creek in the eastern portion of the Village.

Other Government Facilities

Village Hall

The Village of Kronenwetter Municipal Building is located at 1582 Kronenwetter Drive, Kronenwetter, WI and serves as the Village Hall. The Municipal Center contains the administrative offices of most Village departments, the police station, and the fire department.

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Library

The Village of Kronenwetter is served by the Marathon County Public Library. The headquarters is located in Wausau. However, the Rothschild Branch and the Mosinee branch are each located about 3 miles from Kronenwetter's municipal boundaries. The Rothschild branch is open six days a week, and square footage of the building is 3,240 square feet. The Mosinee Branch/Joseph Dessert Library is 5,942 square feet and open five days per week.

The Wausau Headquarters Library is open seven days per week during the winter, and is closed on Sundays in the summer. The library offers internet access, books, magazines, newspapers, videos and books on tape. Standards as established by the Wisconsin Department of Public Instruction indicate a larger facility may be warranted with continued service population growth.

Goals, Objectives, & Policies

The following Goals, Objectives, and Policies are intended to provide a guide for the future development of the Village.

Goal 1: Maintain the existing quality level of services as the community grows.

> **Objective 1:** Continue to utilize and explore additional opportunities to work with other public and private entities for services.

Goal 2: When considering expanding, upgrading, or constructing new facilities, the Village will consider the impact the project will have on the local tax base.

Goal 3: Utilize infrastructure, existing and planned, to guide future growth and development.

Goal 4: Plan for future growth and extension of public services.

> **Objective 1:** Complete an update to the water and sewer plan as needed.

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Chapter Five

Transportation

This chapter is designed to guide the future development of the various modes of transportation, including automobiles, transit, active transportation (such as bicycling and walking), railroads, air transportation, and trucking. The transportation network exists to provide mobility and access to people, goods and services locally, regionally, and nationally, and is essential for commerce and recreation. However, it is important to recognize, plan for, and mitigate the negative impacts of the transportation system on people, adjacent land uses, and the environment. These impacts include noise and light pollution, localized air pollution, health problems, crashes, greenhouse gas emissions, and polluted storm water runoff, among other impacts.

Previous Studies

A variety of plans were reviewed as they relate to transportation in the Village of Kronenwetter. These plans provide a starting point for the planning process.

Transportation Improvement Program (TIP)

The TIP is updated by the Wausau MPO, annually. The TIP is developed by the MPO in cooperation with the State, affected transit operators, and local communities within the MPO boundary. The plan identifies transit and highway projects to be funded over the next four year period.

Long Range Transportation Plan For The Wausau Metropolitan Area (LRTP)

The LRTP is prepared every five years by the MPO, the County, and WisDOT. The current LRTP was adopted in 2016 and identifies the current conditions in the area to recommend solutions to the issues regarding the deficiencies of the roadways in the area.

Wausau MPO Bicycle and Pedestrian Plan, 2015

The 2015 plan assessed the bikeability and walkability of the Wausau Metropolitan Planning Area. An inventory of bicycling conditions and sidewalks, bicycle and pedestrian crashes with vehicles, and bicycle and pedestrian use areas are documented in the plan. Locations of potential bicycle routes and recommendations for roadway improvements were developed, along with safety programming recommendations. The plan identifies a committed project scheduled to begin in 2018 on Old Highway 51 in the Village of Kronenwetter. The project is anticipated to be a

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partial reconstruction including wide paved shoulders from Kowalski Road to Village Way.

CTH XX and X Traffic Engineering/Safety Investigation Study, 2007

In 2007, a study was done on County Highway XX/X from Kowalski Road to Tesch Lane. Recommendations included cutting back the tree line at the Terrebonne Drive intersection west along the south side of County Highway XX, and at the Whispering Pines intersection north on the west side of CTH XX. The intersection of CTH XX/CTH X and Pine Road is recommended to remain a two-way stop. Traffic volumes do not indicate a need to upgrade to a four-way stop or roundabout. Additional signage enhancements to increase motorist awareness of upcoming intersections and changes in the curvature of the roadway were also recommended.

Village of Kronenwetter Comprehensive Plan, 2009

This plan focuses extensively on both land use and transportation. The transportation section includes recommendations for the following:

- Inventory and trends of the transportation network;
- Street system characteristics, classifications, and traffic counts;
- A list of transportation issues;
- Recommended transportation system improvements

Marathon County Comprehensive Plan, 2016

The infrastructure chapter of the Marathon County Comprehensive Plan focuses on maintaining and developing the transportation system to keep Marathon County attractive to businesses and residents. This chapter discusses roads, bicycle and pedestrian transportation, snowmobile and ATV use, public transportation, airports, and freight. This chapter also discusses the connection of land use to transportation.

North Central Wisconsin Regional Bicycle & Pedestrian Plan, 2018

This 2018 plan is a region-wide effort to improve bicycling and walking across the communities. The plan assesses existing conditions related to bicycling and walking, identifying other potential trail and route user groups, identifying routes and describing policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin.

North Central Wisconsin Regional Livability Plan, 2015

The Regional Livability Plan addresses four components of a livable region. Goals related to transportation are:

- Goal 6: Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Goal 7: Fund the maintenance and expansion of the transportation system.
- Goal 8: Enhance the regional economy by supporting airports and freight rail.

Connections 2030

Connections 2030 is a 25-year statewide multi-modal transportation plan that is policy-based. The policies are tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT also identifies critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan.

State Trails Network Plan, 2001

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001 to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operate in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail.

Inventory & Trends

This section of the plan reviews local roads, bike & pedestrian trails, airports, rail service, and transit. There is no water transportation service. These together form the transportation system within the Village and connect the Village to the larger state transportation system.

Road Classification

Principal Arterials: Serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.

Minor Arterials: Accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.

Major Collectors: Provide service to moderate sized communities and other county-level traffic.

Minor Collectors: Take traffic from local roads and provide links to all remaining portions of smaller communities and connect to other higher function roads listed above.

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Local Roads: Provide direct access to residential, commercial, and industrial developments.

Local Roads

Local roads (streets) create the primary transportation system. These roads allow people and goods to move within the Village and provide connections to the county, state and federal road networks. The **Transportation Map** shows the transportation network in Kronenwetter.

The Village of Kronenwetter's principal arterials include I-39/U.S. Highway 51 and Old Highway 51. State Highway 153 west of Oak Road to I-39/U.S. Highway 51, County Highway XX south to Kowalski Road, and County Highway X running east-west are classified as minor arterials. State Highway 153 east of Oak Road, County Highway X south of Kowalski Road, Kowalski Road, and Tower Road are all classified as collector routes.

The Village of Kronenwetter road network consists of roughly 10.57 miles of federal highways, about 8.51 miles of state highways, about 9.19 miles of county highways, and about 106.52 miles of local roads. WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Municipalities can use this information to develop better road budgets and keep track of roads that are in need of repair.

A summary of pavement conditions in the Village of Kronenwetter can be found in **Table 5.1**. Data for pavement conditions is provided for the years 2012 and 2017. Roads exhibiting a surface condition rating at or below "fair" must be examined to determine what type of reconstruction or strengthening is necessary. The roads that display a surface rating of "good" or better will only require minimal preventative maintenance to promote safe travel conditions.

Annual average daily traffic counts (AADT) are measured and calculated by the Wisconsin Department of Transportation for 15 areas in the Village, see **Table 5.2**. Monitoring these counts provides a way to gauge how traffic volume is changing in Kronenwetter. Congestion levels, pavement quality, bridge conditions, and safety are some considerations used by WisDOT to determine what state highways need improvements within existing funding levels.

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Table 5.1: Summary of Pavement Conditions		
	2012	**2017**
Surface Type	**Miles**	**Miles**
Unimproved	2.16	2.27
Sealcoat or Gravel Road	36.55	40.99
Asphalt and Concrete	65.18	63.26
Surface Condition Rating	**Miles**	**Miles**
Very Poor	6.82	0.74
Poor	7.96	2.65
Fair	31.33	46.58
Good	8.89	13.90
Very Good	24.46	40.58
Excellent	22.51	0.97
No Rating	1.93	1.10
Source: Wisconsin Department of Transportation 2012, 2017		

Most of Kronenwetter's local road network is a well-connected grid system, which makes navigation simpler and encourages alternative forms of transportation, such as bicycling and walking, through easy access and numerous alternatives to busy arterial streets. This system also provides more options for emergency service access, such as police and fire. While grid systems often have more road surface than other types of systems, their efficiency reduces the distance travelled and movements necessary, reducing wear and tear on the road system, and allow for narrower roads due to the availability of alternative routes to avoid congestion.

Table 5.2: Annual Average Daily Traffic at Recorded Sites in Kronenwetter

Site	2004	2007	2010	2013	2016
1	1,500	---	960	---	---
2	1,100	1,500	1,300	---	---
3	2,900	2,400	2,700	---	---
4	4,200	---	2,300	---	---
5	---	---	5,000	---	3,800
6	1,500	---	1,700	---	1,600
7	---	---	950	---	---
8	2,100	---	---	2,600	---
9	1,600	---	1,700	---	2,000
10	---	---	470	---	---
11	---	---	1,100	---	---
12	---	4,200	4,600	5,700	---
13	---	3,900	3,500	4,100	---

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14	---	---	25,000	29,800	32,700
15	---	---	5,200	5,500	4,700
---: No count available. Source: WisDOT					

The Village's road network is maintained by the Public Works Department. The Village uses a five-year Capital Improvement Plan (CIP) to plan for short term future road projects. Road projects are prioritized based on a number of factors, which should include necessary utility repairs or maintenance, road surface condition, volume of traffic, and importance as a bicycle or pedestrian connection, and the need for safety improvements.

The Marathon County Highway Department prepares its own roadway management plan that identifies projects on county highways. Annual road improvement plans are created and submitted to the County Board for approval.

WisDOT prepares six-year highway improvement programs by region that identify projects for Interstate highways, U.S. highways, and state highways.

Interchange Analysis

There is one interchange, the I-39/U.S. Highway 51 – Maple Ridge Road Interchange, located within the Village. **Table 5.3** provides an overview of the interchange characteristics for potential development. Traffic counts, soil suitability for residential and commercial development, and existing land use are identified. This interchange is very important for access by industries and residents in Kronenwetter.

Kronenwetter has long sought a second interchange from I-39/U.S. Highway 51 at Kowalski Road. Having an interchange here would be advantageous for the Village as it would allow traffic to easily access the entire Village and allow for additional development and growth. The current interchange on Maple Ridge Road is on the far southern border of the Village near Mosinee. There is no northern Kronenwetter interchange – the next entrance/exit point is in the Village of Rothschild.

Bicycle & Pedestrian Transportation

Both bike and pedestrian facilities are important for the residents of the Village. Many people rely on alternative transportation due to mobility challenges or the inability to purchase and maintain an automobile, while others choose alternative modes for health, convenience, environmental, or other personal reasons. Providing the appropriate infrastructure will help keep those with no alternative safe and convenient, while encouraging others that would like to bicycle or walk for transportation.

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Table 5.3: Interstate 39 - Maple Ridge Road Interchange Analysis

	I-39	Maple Ridge Rd
	North of Interchange	**West of Interchange**
Average Annual Daily Traffic Counts (AADT)	2010 - 25,000	2010 -
	2013 - 29,800	2013 -
	2016 - 32,700	2016 - 6,200
	South of Interchange	**East of Interchange**
	2010 - 24,100	2010 -
	2013 - 26,100	2013 -
	2016 - 29,700	2016 -
	Interstate 39 - Maple Ridge Road Interchange Area	
	Current Land Use	**Future Land Use**
NE area by Interchange	Residential, Commercial (10%), Industrial and Open Lands	Industrial / Commercial (BP)
NW area by Interchange	Open Lands, Commercial (45%), and Residential	Commercial (B1, B2, and B3) and Industrial (M1, M2)
SE area by Interchange	Open Lands, Commercial (5%), Industrial, and Residential	Commercial (B1, B2, and B3) and Industrial (M1, M2)
SW area by Interchange	Open Lands, Commercial (5%), Woodlands and Residential	Commercial (B1, B2, and B3) and Residential
Visibility from freeway	Ramps are raised to meet crossroad. Good visibility of all four areas	
Environmentally Sensitive Areas	Floodplains located SE and SW of Interchange, Wetlands located SE of Interchange	
Soil Suitability for Dwelling w/ Basement	Areas adjacent to Interchange are not limited. Areas SE of Field Rd very limited	
Soil Suitability for 2 Story Commercial Buildings	Areas N, NE, and W are not limited. Areas SE, SW, and NW range from somewhat limited to very limited.	
Development Opportunities & Limitations	Opportunities: 2015 Maple Ridge Development Concept Plan showed potential for area to become a "Kronenwetter center". Existing TIF in area. Limitations: Some environmental issues. Access off Maple Ridge Drive or Kronenwetter Drive limited in some areas. Existing low density development.	

Source: NCWRPC, WisDOT

Bicycle facilities consist of a wide range of infrastructure ranging from low traffic neighborhood streets to separate multi-use paths, from bicycle sensitive traffic signals to traffic lights that simply detect stopped bicyclists. Facilities also include destination amenities such as secure bicycle parking, showers and lockers. Multi-use trails are often used for recreational activity but if planned correctly they can provide important transportation connections for work, shopping, and recreational trips.

Everyone is a pedestrian at some point in their trip, whether they are walking to their car, bus stop, or make the entire journey on foot. Pedestrian facilities are designed to improve the safety of pedestrians and reduce conflicts between the various road users. These include sidewalks, crosswalks, paved shoulders, traffic signals, street lighting, median islands, terraces, multi-use paths, and other treatments. These types of facilities are especially important for at-risk populations, including children, the elderly, and those with physical disabilities.

All roads within the Village except I-39/U.S. Highway 51 are available for bicycle travel. However, characteristics such as road design, travel speeds, bicycle facilities, amount of traffic, and amount of truck traffic influence whether bicyclists feel comfortable or safe on a road. While lower traffic levels make most local roads suitable for bicycling, arterial and collector roads are important to connect bicyclists to their destinations and to provide faster, more direct routes.

According to the Wisconsin Department of Transportation, State Highway 153 is rated as suitable for bicyclists and is considered to be in best condition with a paved shoulder. County Highway X is rated as suitable and in moderate condition between South Road and Maple Ridge Road, and not suitable north of Maple Ridge Road due to high volumes of traffic. An existing bicycle trail in Kronenwetter is identified by the Wisconsin Department of Transportation. The trail is located in the northwest corner of the Village and extends into the Village of Rothschild.

The Village of Kronenwetter has several miles of bicycle routes throughout the community. In addition, many of the local roads in Kronenwetter are wide enough to support bicycle traffic on the shoulder areas of the roadway. The Village is also located close to Mountain Bay Bike Trail, an 83-mile trail system that runs from Rib Mountain to Green Bay.

Sidewalks, the primary pedestrian transportation infrastructure, are not uniformly available throughout the Village. In fact, there are few areas in the Village that have any sidewalks installed. There are several trails in the Kronenwetter and Leather Camp Forestry Units for hiking. Pedestrians can walk along roadways and on most bicycle trails.

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Airports

There are two grass strip airports located within Kronenwetter, one located near the southern border of the Village, and one located near the northern border of the Village.

The Central Wisconsin Airport (CWA) is in close proximity to the Village, located in Mosinee approximately two miles from the Village of Kronenwetter boundary. Central Wisconsin Airport is a joint venture of Marathon and Portage Counties. It is the only airport within Marathon County or neighboring counties that provides scheduled air passenger services. The terminal has been modernized and highway access reconstructed to be more convenient. Service is provided through American Airlines, United Airlines, and Delta Airlines, offering daily flights that connect through Minneapolis, Chicago, and Detroit. There are also daily air freight and express flights.

The Wausau Municipal Airport, located in the City of Wausau, provides general aviation services and is fully equipped to receive large corporate jets, charters, and privately owned aircraft. Air charter, flight instruction, aircraft rental, scenic rides, as well as aviation line services such as refueling, transportation, lodging, and catering are some of the services available.

Rail

The Wisconsin Central (Canadian National Railroad [CN]) Railroad runs parallel to Old Highway 51 through the Village. The rail line connects with the cities of Wausau and Tomahawk to the north and Mosinee, Stevens Point, and Wisconsin Rapids to the south.

Nationally, rail traffic is expected to increase through 2040. Local rail conditions will depend greatly on decisions made by rail companies, the location of businesses that ship by rail, and the freight decisions of local businesses. Growth of rail traffic could require an increase in safety measures. Maintaining the rail service to the area may contribute to attracting rail based businesses and reduce the freight transported by trucks over the highway system, reducing the road maintenance needs. The rail system can create hazardous conditions at road crossings, especially for bicycles and wheelchairs that can get wheels stuck in between the tracks. These issues can be mitigated through intersection and crossing design.

Bus/Transit

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Transit service is vital for a healthy urban community for numerous reasons. It is often the only form of transportation for low income, senior and disabled community members, proving essential to access employment and other goods and services. Transit reduces congestion and road maintenance costs by reducing the number of private automobiles on the road. The benefits of these services accrue not only to those using the transit system, but to everyone within the community, in the form of shorter travel times, higher overall incomes, reduced unemployment, higher social mobility, and reduced air pollution. However, the convenience of a transit system greatly affects whether choice riders will choose to take public transit. It is generally found that people are willing to walk up to a ½ mile to reach a rail stop and up to a ¼ mile to reach a bus stop. Additionally, long trip times or unreliable service can push choice riders to other modes and inconvenience or even make steady employment impossible for those that have no other choice.

Maintaining public transit in the Village and surrounding area has been difficult in the current budget climate, and there is currently no regular fixed route transit service within the Village. However, there are a number of private taxi cab companies in the area.

Transit service for the elderly and disabled is provided by Marathon County through North Central Health Care (NCHC). The services include flexible demand and volunteer driver services available with a 48-hour notice (requests less than 48 hours are fulfilled as resources allow).

The nearest intercity bus access is available at the MetroRide transit center in downtown Wausau. Service is provided by Jefferson Lines and Lamers Bus Lines to Minneapolis, Green Bay, Madison, and Milwaukee.

Transit systems can and should be integrated with bicycle and pedestrian infrastructure, as most riders begin and end their transit trip as a bicyclist or pedestrian. Providing exterior bicycle racks on buses can greatly increase the mobility of transit riders. The pedestrian infrastructure network must provide accessibility where riders board and alight, which in this case is at the origin and destination of any transit rider.

Transportation and Land Use

The interrelationship between land use and transportation makes it necessary for the development of each to be planned with the other. Types, intensities, and patterns of land uses influence the traffic on roadways, the demand for transit, and the feasibility of active transportation. Intensely developed land often generates high volumes of traffic, yet if it is developed densely while encouraging alternative transportation, traffic increases can be mitigated. If this traffic is not planned for, safety can be

seriously impaired for both local and through traffic flows. On the other hand, transportation infrastructure and investments influence the development intensity, desirability, and accessibility of adjacent land, affecting the potential uses.

Traffic generated and attracted by any new land use can increase congestion on the roadway system. Even without creating new access points, changes in land uses can alter the capacity of the roadway. The new business may generate more vehicle traffic. An uncontrolled number of driveways tends to affect highways by increasing the amount of turning traffic into and out from these attached driveways, therefore impairing safety and impeding traffic movements.

Changing Transportation Systems

New technologies including electric vehicles (EVs), plug-in hybrids, and autonomous (driverless) vehicles have been rapidly advancing and growing in popularity. Experts predict that vehicles will have limited autonomy in 5-10 years and be highly automated within 10-20 years, well within the horizon of this plan. It will be necessary for Kronenwetter to be aware of the changes needed to adapt to these systems and accommodate the shifts in how people get around. Additionally, funding constraints at the local, state, and federal levels of government for transportation suggest that priority should be given to safety and equity enhancements and maintenance of the existing road network, rather than capacity expansions.

Goals, Objectives, & Policies

The following goals, objectives, and policies are intended to provide a guide for the future development of the Village.

Goal 1: Seek to improve existing transportation infrastructure.

Objective 1: Seek to improve access to I-39 for increased regional mobility, including a Kowalski Road Interchange.

Objective 2: Evaluate the need to improve road connections to the Central Wisconsin Airport (CWA).

Objective 3: Continue to promote and develop good connections with other communities.

Policy 1: Consider options to have Kronenwetter Drive connect to the City of Mosinee and the Village of Rothschild.

Goal 2: Work to improve the internal road system.

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Objective 1: Consider options to connect Kowalski and Martin Roads.

Goal 3: Continue to coordinate with other units of government and infrastructure owners to improve the local transportation system.

Objective 1: Strive for increased communication and coordination with Marathon County.

Objective 2: Work with Marathon County to ensure that County Highways are maintained at the same level and with the same funding commitments as other Marathon County communities.

Objective 3: Continue communication with the Wisconsin Department of Transportation to improve access to I-39, including constructing an interchange at Kowalski Road.

Objective 4: Work with the railroad to improve access around Old Highway 51.

Policy 1: Work with emergency service providers to ensure access is available to all areas of the Village at all times.

Goal 4: Continue improving non-motorized modes of transportation.

Objective 1: Work with the public and private partnerships to increase non-motorized transportation alternatives.

Objective 2: Consider options to tie non-motorized transportation routes to neighboring communities.

Objective 3: Develop a plan for non-motorized modes of transportation.

Policy 1: Strive to connect existing and future non-motorized paths to other communities, as well as internally within the Village.

Policy 2: Consider amending the Subdivision Ordinance to include constructing transportation routes to allow non-motorized alternatives.

Policy 3: Work with WisDOT to improve bicycle and pedestrian access at the Maple Ridge Road Interchange.

Goal 5: Develop a transportation plan for new and redevelopment opportunities.

Objective 1: Maintain its excellent visibility from the Interstate.

Objective 2: Consider improvement options on Maple Ridge Road.

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Policy 1: Develop Maple Ridge Road as a corridor with complementary development.

Policy 2: Strive to implement non-motorized modes of transportation along Maple Ridge Road.

Objective 3: Consider alternatives for redeveloping Old Highway 51.

Goal 6: Work to improve its mass transit options.

Objective 1: Work with the Wausau Area Transportation System to have a regularly scheduled bus stop in the Village.

Goal 7: Work with WPS and Canadian National to improve train movement and traffic safety.

Objective 1: Seek to improve railroad crossings for emergency vehicles.

Objective 2: Strive to reduce the length of time railroad crossings are blocked by trains.

Goal 8: Work with WisDOT to provide improved access to the federal highway system.

Objective 1: Strive to improve connections to I-39/U.S. 51, including using Kowalski Road.

Policy 1: Seek to have an interchange built at Kowalski Road.

Policy 2: Seek to improve signage on area highway and interstate systems to show access to Kronenwetter at:

- Maple Ridge Road
- State Highway 153
- Business Highway 51
- State Highway 29

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Map ?

Natural Resources

Village of Kronenwetter

Marathon County, Wisconsin

Legend

- Minor Civil Divisions
- U.S. Highways
- State Highways
- County Highways
- Local Roads
- Railroad
- Watershed Boundaries
- Water
- Wetlands
- Floodplain
- Contours 10 ft

Resource	Quantity
Wetlands	9,687 acres
Floodplain	2,281 acres
Streams	122 miles
Water	515 acres

N

W E

S

0 0.5 1 2 Miles

Source: WI DNR, NCWRPC, Marathon Co, Wis DOT

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

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Map ?

Community Facilities

Village of Kronenwetter

Marathon County, Wisconsin

- Minor Civil Divisions
- U.S. Highways
- State Highways
- County Highways
- Local Roads
- Railroad
- Water
- County Forest
- Municipal Water Supply
- High Voltage Powerline
- Substations
- City Park
- Village Park
- Cemetery
- Fire Station
- Former Landfill
- Health Services
- Industrial Park
- Landfill
- Non Metallic Mines
- ParknRide
- Police Station
- Power Plant
- School
- Village Hall
- Dams
- Communication Towers

N W E S

0 0.5 1 2 Miles

Source: WI DNR, NCWRPC, Marathon Co, Wis DOT

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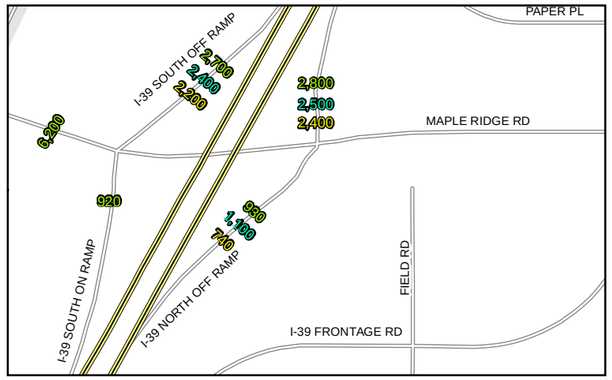
Map ?

Transportation

Village of Kronenwetter

Marathon County, Wisconsin



I-39 - Maple Ridge Road Interchange Traffic Counts

Legend

- Commercial Service
- Grass Strip (Private)
- Railroad
- U.S. Highways
- State Highways
- County Highways
- Local Roads
- Minor Civil Divisions
- Water

500 Average Daily Traffic Count, 2010

500 Average Daily Traffic Count, 2013

500 Average Daily Traffic Count, 2016

N W E S

0 0.5 1 2 Miles

Source: WI DNR, NCWRPC, Marathon Co, Wis DOT

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APC SWOT Results

STRENGTHS

- #28 out of 200 safest town to live in WI – Kronenwetter
- #13 out of 433 to buy a home
- #60 out of 425 lowest cost to live
- Average home price $164,900 (avg $184,700); Rent $896 (avg $949)
- $82,545 household income (avg $55,322)
- Over 50% of households make $75K or more
- Family oriented (movie nights, garage sale weekend, 911 run)
- Kronenwetter grade A 0 overall Niche Grade
- Great parks (x2)
- Large lot sizes (x2)
- Residential development/upper middle class
- Variety and amount of undeveloped land
- Proximity to CWA
- Good school districts
- Short trip to Wausau/Weston/Mosinee/Stevens Point etc
- Upcoming multi-use trail
- Clean air (x2)
- Communitive that doesn't have all the hustle and bustle
- Large land base for diverse land use
- Exceptional roads system
- Great Police and Fire protection (x2)
- Sound staff towards working effectively to run and make all departments work great
- Quiet neighbors
- Low crime rate (x2)
- Family based community
- Low taxes (x4)
- Good public works
- Rural
- Plenty of room for growth

WEAKNESSES

- No central downtown
- Drive to get anywhere
- Old 51 dangerous – no biking or walking to anywhere
- Too spread out
- Debt level
- Poor property maintenance
- Lack of population and governance diversity
- Lack of community involvement in local governance issues
- Poor web site
- Lack of commercial and industrial development (x2)
- Tax base too dependent on residential properties
- Access to Hwy 39 is restricted (x2)
- Safety concern west of railroad tracks
- Hesitation within some TIF districts to develop – lack of diversity
- Groundwater issues/Floodplain/Wetland issues (x3)
- Highway access
- Known as a bedroom community
- Business park atmosphere
- Roads repair

OPPORTUNITIES

- Small neighborhood identities

- Note: only TID #2 is mixed use otherwise look for industrial development along the highway
- Planning for development along the highway for industrial commercial
- Make sure to stay consistent with zoning so the residential and industrial do not mix (Weston has issues with development backing into res)
- Natural resources – trails, WI River – access point?
- Online mapping of recreational opportunities – Recreational trail, bike trails, parks
- Small business startups – High speed internet, land and resources to start business
- Lobby/encourage Kowalski Road Interchange
- Senior living and/or assisted living facilities
- Possible regional fire protection services
- Need expanded broadband coverage
- Actively solicit resident participation in local governance through a concerted communication campaign and ongoing communications
- Plan, document, and implement a well-defined business/commercial/industrial marketing/recruitment plan
- Improved access to various TIF areas (Kowalski)
- Improved visibility showcasing for development – other than residential (Internet – sale signage)
- Great view from Hwy 51
- Natural resources
- Improve diversity cultural development
- Have highway frontage with exit ramp (truck stop)
- Lots of buildable land
- Old Hwy 51 which has a big opportunity to grow with businesses/ main thorough fare
- Large area around highways
- Commercial development
- Use business to expand our commercial base
- Bring in commercial development no one else has, large warehousing Cosco, Walmart

THREATS

- Don't look to commercial to save you (big box stores will be the answer)
- Aging population
- Zoning planning on certain areas (old 51) very rural and sort of urban
- KFD recruitment and participation problems
- Lack of Kowalski Road interchange
- Lack of active cooperation from other municipalities
- Inadequate funds available to be used for development incentives in TIDs
- Other communities over taking opportunities possibility regarding development
- Water quality – drinking (well available) (x2)
- Other municipalities with more tax incentives
- Unable to building a better tax base
- More government oversight from state/federal
- Lack of government funding

PFC SWOT Results

STRENGTHS

- Low taxes
- Fire department
- Village Events (Movie/Bike Ride, Community Garage Sale, Farmers Market)
- Good school district (x4)
- Good I-39 access
- Good park system (x3)
- Good roads (x2)
- Close to northern vacation area and still provide good jobs
- Easy access to other metro areas
- Well trained and accessible government
- Quiet residential areas, parks
- Mostly well-kept properties
- Recreation opportunities
- Well trained & responsible police force (x2)
- Local police department responsive to Kronenwetter
- Good housing (houses well kept)
- Good water & sewer infrastructure (x2)
- Much land left for housing, business, manufacturing growth
- People living in the village

WEAKNESSES

- Not enough commercial or business (x2)
- Lack of walking/biking paths on side of road
- Poor quality of new home construction (SJM, Denyon – Plastic construction homes)
- Job opportunities
- Average size of Village for Police & Fire coverage
- Ineffective zoning regulations
- Limited businesses
- Contrast of city vs country
- Lack of access to WI river
- Need more access to I-39
- Business (local) not strong
- Like other communities, fire service struggles with membership
- Residential streets in need of repair/replacing in older neighborhoods
- Past concerned related to groundwater and flooding
- Market Kronenwetter more (Are we a destination?)
- Fire department ability to fill openings – not alone, common in this area
- People not getting involved in the community – new blood (ideas, insight)
- Ramps at Kowalski
- Better long range planning
- Better short range planning (reactionary)
- CTH X, CTH XX, Pine Road

OPPORTUNITIES

- Growing population

- Parcels of land large enough for development of commercial or businesses
- Increase fire department/encourage to join department
- Encourage new residents- communities get involved
- On/off ramp expansion to freeway (businesses & commercial might be more interested in coming to Kronenwetter)
- Educational opportunities, work study programs
- Sport complexes – good (x2)
- Biking trails
- Other communities are looking to expand their retail imprint. Can we capitalize on it?
- We have a rural component with County Forest and trials. Use for events like Nine Mile?
- Ambulance services/contract for services consolidation
- Recreational activities
- Housing development
- Area development, Rib Mountain, Weston, Rothschild
- Businesses
- Marketing- Selling Kronenwetter as great place to live
- I-39 Ramps at Kowalski Road

THREATS

- Village Debt
- Use of prime property being used for multifamily instead of business or commercial (this will raise taxes) effect our tax base
- Fire department not enough personnel to handle all the spaces (land, etc)
- Economy
- Expansion of Rib Mountain Hill
- Tax base – from homes only- very little business income
- Interest rate increases on debt
- Work ethic
- Economy is always a challenge
- Continued lack of community involvement in things like fire department
- Harm to environment
- Growth if not planned for
- Area development – taking opportunities from Kronenwetter
- Growth rate
- I-39 access Kowalski Road needed

CLPS SWOT Results

STRENGTHS

- Highway frontage
- Large lot size
- Rural setting
- Strong police
- Lower crime
- Family based community
- Clean, nice parks, easy access (x2)
- Offer a lot of events: movies, walks, farmers market
- Available land (x2)
- Well-run municipal court/police (x2)
- Quality roads
- Between two cities location
- Active PD

WEAKNESSES

- On and off highway
- "No down town" frontage run
- Maxing out infrastructure the need to spend large amount to increase infrastructure
- Water quality
- Not as competitive police department, "not as much" advance
- Highway crime
- Drugs
- Mental health
- More businesses
- Better lighting on street corners
- Increased park & natural areas (or info about)
- Some areas of industry near residential
- Need for more designated/marked walk/bike routes (on & off road)
- No clear downtown area
- No "down town"
- Too small lots
- Possible lack of plan for H2O
- More walk ways

OPPORTUNITIES

- Trails/parks (linking, subdivision)
- Disc golf park/handicap accessible park/canoe park
- "Youth appreciation"
- Walking trails & biking
- Big box store, large land plots
- Internship with college
- Interstate highway visibility
- Young families
- Are there grants? Are there unusual business opportunities to help the region?
- Parks & events to attract people
- Welcoming procedure for new residents
- Push historical importance

THREATS

- Water quality
- Drugs
- Mental health
- Highway access
- Not as competitive police department
- Limited highway access (x2)
- Inability to provide incentive money
- Not clear bonded public perception (they say Kronenwetter in an area that really Rothschild & vice versa)
- Dangers of airport & train & major highway
- Not enough resident involvement
- Flooding – global warming
- Financial to attract

PIC SWOT Results

STRENGTHS

- Demographics of population
- Location in relation to airport, highways and two cities (Wausau and Stevens Point) (x2)
- School districts
- Available building sites
- Low crime
- Close to interstate highway system
- Large amount of rural and suburban areas – people can choose either type of living (x2)
- Rural areas make up a large part of village
- Reasonable tax rates
- Large community – land size

WEAKNESSES

- Adequate water supply
- Village debt
- Lacks of highway access from Kowalski Road (x2)
- Commercial tax base
- Internet
- Many miles of road to maintain
- Lack of commercial tax base
- High groundwater in some areas
- Competes with other metro areas for business development

OPPORTUNITIES

- Deregulation
- Assert home rule
- Shopping/restaurants
- Expand or fill the areas
- Creating area for commercial development (businesses want restaurants and areas to entertain customers)
- Improve water supply
- Controlled growth – be careful how we control land use
- Merging services with other municipalities
- Engage citizens – can we improve this

THREATS

- State & Federal Mandates
- Less healthy population- education
- Internet censorship/information restriction
- Over regulation/over policing
- Competing Villages
- Water system decision
- TID debts
- Adjacent communities – competing with them
- Reduced funds from State and Feds
- Reduced control at the local level due to state law changes
- Economic downturn – how will it affect us financially

Plan Commission SWOT Results

STRENGTHS

- Size of Village
- ½ acre lots
- County Forests (x2)
- Residential development
- Low taxes (x5)
- Central location in WI
- Access to I-39 (x2)
- Municipal/Building and Identity
- Good Village Staff (x2)
- No sidewalks/limited lighting
- Young families (x3)
- Recreation areas (x2)
- Police & fire (x2)
- Large lot sizes
- Rural/residential feel
- Quality schools (x2)
- Friendly people
- Good reputation among the people
- Building friendly
- Quality infrastructure (x2)
- Available land (x4)
- Freeway and airport
- Park system (x3)
- Freeway, airport access
- Topography is smooth for development
- On staff police force
- Community activity
- Rural atmosphere
- Public safety (x2)
- Open spaces
- Roads

WEAKNESSES

- Parks underutilized/limited offerings
- Closed developments
- Limited access to water recreation
- Limited/very little retail (x2)
- No "downtown" feeling/center (x2)
- Yard waste site is far
- Quality of water/access
- High groundwater/floodplain
- Roads
- Web & cell service outings
- Debt
- Commercial/industrial jobs
- Lack of business in area (x3)
- Large area spread out
- Past mistakes in management
- Yard waste far away
- Floodplains/wetlands (x2)
- Jobs in the village
- Poor in house job opportunity
- No commercial, business, industry
- More residential than business being developed
- On call fire dept
- Crime increasing
- Need for new fire truck $
- No paths for walk/bike
- Only one access to interstate – not best location (x3)
- Getting new leaders involved (future)
- Emergency response times FD
- Small business

OPPORTUNITIES

- Engaging young families
- Building a brand for the Village to pull more business/people in
- Bringing business in that seeks professional and seasonal labor
- Hosting a large community festival or event
- Redo of floodplain map (x3)
- Land for commercial/industrial jobs
- Residential growth

- Schools
- Lands & plan to develop a city center
- Best kept secret/story could be told
- Bike path and prospects coming to follow
- Economy improving rising (x2)
- Lots of land for expansion (x2)
- Towns near us to annex
- Property available near Maple Ridge/freeway (x3)
- Once started/watch out
- More community building activities
- Business
- School system – add elementary school in Village
- Lack of jobs
- Recreational businesses
- Internet/cell coverage
- Tech opportunities

THREATS

- Water access and quality
- Development/TIDs don't pan out
- Weak economy stalls residential development
- Debt (x3)
- Drug crisis (x2)
- Groundwater issues
- Increased drug uses
- Staff wearing many hats
- Lack of tax revenue
- Time is passing us by which others get big projects
- National debt- increase taxes, no money to spend
- Weston new business park at X & 29
- A rising tax rate (x2)
- Housing in older major section getting older
- Main sewer/water aging
- Getting land to develop
- Recreational areas/paths (old 51)
- Our identity
- Loss of tax base
- Home building turndown

Staff SWOT Results

STRENGTHS

- Location in relation to Stevens Point and Wausau areas (x4)
- Land space/availability (x3)
- 4 miles of I-39 with ramp at MRR for development
- Low violent crime rate/safe community (x4)
- Weston 4 power plant
- Ability to sustain continued residential growth
- Kronenwetter Dr. frontage road for potential development
- Located in Wausau metro area, so we have access to other communities
- The Village has a more relaxed traffic pattern, allowing for a smaller more intimate shopping experience.
- The Village has numerous community events that bring people together in a relaxed atmosphere.
- The Village has a young and vibrant population, people walk, bike and enjoy the outdoors.
- The size of the lots has a large part in why people live here.
- The street lighting of the Village is minimal thus allowing people to see the stars and not the lights from street lights.
- Lowest tax rate of an incorporated municipality in the Metro Area (x2)
- Good Residential Base
- Growing Multi-family market adding diversity
- Good number of parks
- Access to recreation and county forests (x2)
- Size of Village
- Residential development
- Quality infrastructure (x2)
- Quality schools
- High quality of life
- Developers interested in working with the Village
- Positive residential reputation

WEAKNESSES

- Lack of businesses, especially restaurants, gas stations, shopping (x4)
- Too many multi-family housing units/apartments—these typically create problems for the PD over time (e.g. Eva Rd)
- No real access to the WI river (x2)
- Missing out on 32,000+ vehicles a day passing through I-39/MRR interchange
- The Village has little focus to any of the activities of the Village. The planning that is done is limited in scope and does not cross any departmental boundaries.
- Property maintenance and the cleanliness of properties is hit or miss. There is no expectation not to have junk in your yard, but to be allowed to do whatever I darn well please on my land.

- The Village has few access points onto major highways.
- Residents move due to the lack of diversity in the population.
- There are few opportunities to have my child perform at a larger level for performing arts.
- Old Highway 51 has little business cohesion, and one wonders if the businesses were merely placed there as there was no other place to go.
- Broadband/Internet/Cell Phone Coverage Lack of availability
- Lack of direction/shared vision (focus on minutia, not forward-looking) (x2)
- Reactionary approach rather than proactive
- Current Debt (General and TIDs)
- Large Geographical Area
- Lack of Village Board involvement outside of meetings, attendance at community events.
- Large coverage area for emergency services
- No Interstate access at Kowalski Road
- Lack of jobs in the Village
- Lack of enforcement of Village Code (property maintenance and zoning)
- Huge disparity in the urban vs rural part of the town makes it hard to regulate
- Volunteer fire department is struggling for members
- No “downtown” (x2)
- Limited tax base
- Lack of family entertainment
- CELL SERVICE
- Ambulance service
- Lack of diversity
- History of incompetence, litigation, mistrust (still cleaning up past mistakes)
- Inertia - lack of momentum, resistance to change
- Tension between new development and town mentalities
- No additional capacity - Staff is stretched thin
- Village communication (website, newsletter, social media)
- Water quality, capacity

OPPORTUNITIES

- Development of outdoor recreation activities in the county forests (x3)
- Lots of area that could be developed for businesses (x4)
- Plenty of room for continued residential growth
- Potential for ramps at Kowalski Rd & subsequent potential to develop the NE corner of Kowalski/Kronenwetter Dr. (x2)
- Potential for business development at MRR (x3)
- Potential for businesses along CTH X from Village Crossing to Tower Woods subdivision
- The Village has some large open areas, which could be used for an outdoor amphitheater for say an outdoor playhouse.
- A smaller business district with some smaller footprint businesses might work well here.
- A smaller impact restaurant area, such as a smaller eating campus might work.

- Crime rates in surrounding areas can lure people here away from Weston and Wausau.
- Quality Education
- Continued payment in lieu of taxes from WPS that keeps taxes lower
- Large amounts of big parcels with Interstate visibility
- Park amenities
- Niche business opportunities
- Potential for collaboration with county or neighboring municipalities
- Additional family-friendly community events
- Potential to focus on residential experience (invest in our "sweet spot")

THREATS

- Loss of shared revenue from Weston power plant (x2)
- Decreased state funding (x2)
- Communities like Weston and Rib Mountain will monopolize commercial shopping locations
- If people want a street light on every corner, then we lose our very rural atmosphere and become subdivision X of any other community.
- The lack of investment by Charter may make it for people not want to live here due to limited broadband options.
- The lack of participation by citizens generally mean that only those with an axe to grind will come and participate in the community governance.
- Loss of higher education facilities could lead to people contemplating other places to settle as their children will not have good higher educational opportunities.
- Lack of willingness to partner with other communities could lead to the community paying a hefty price for services that would be a better regional fit, such as fire and ambulance service.
- Tax Increment Districts closing in 2019
- Much of the prime development land is privately owned (x2)
- So much of the Village infrastructure was installed around the same time, meaning it will need to be replaced around the same time (x3)
- Large lot sizes mean that each property owner needs to pay more for infrastructure.
- Ever changing legislation and revenue
- Conflicts between new growth and the old town guard
- Economic downturn could really hurt any new growth.
- Lack of community involvement from citizens (committee openings and Fire Department numbers)
- No good way to keep citizens informed with correct information.
- Funding for infrastructure
- Changes in economy
- Future water capacity/quality
- Low tax base
- Political uncertainty
- Debt management and impact on levy
- Economic development vs thoughtful, strategic community development

Community Development Director Report

July 16, 2018

Randy Fifrick, Community Development Director

1. Village Staff have been working with North Central Wisconsin Regional Planning Commission (NCWRPC) on our Comprehensive Plan Update. The NCWRPC has started updating the plan by updating facts and figures. We will be meeting with the Plan Commission in July to go through the updates they have completed.

   In June, I met with five of the Village's Committees and Commissions to complete a SWOT Analysis with each group. I was able to share those results as well as a SWOT Analysis completed by Village Department Heads with the Village Board at their July 10th meeting. At the Village Board meeting on July 24th the Village Board will narrow down the results to the top 4-6 in each of the SWOT categories.

   Village residents, property owners, and business owners will be receiving brightly colored postcards with a link to the Comprehensive Plan Survey sometime this week. Please encourage Village stakeholders to take 15 minutes to provide us with their input and have their say in the future of Kronenwetter. The results of this survey, along with the SWOT analysis, will help us build the goals and objectives of the Comprehensive Plan.

2. Community Events season is here! We have a new events flyer that highlights our 2018 community events available. Make sure to pick one up so you don't miss out on any of the fun this year in the Village.

   The Village Garage Sale Weekend took place June 15th to June 17th. We had 101 registered sales this year, which surpasses the previous record by a significant margin. We had some strong rains and severe weather during the weekend, but overall I think everything went well.

   The Movie under the Stars series kicked off on Friday, June 22nd with a showing of Despicable Me 3 at Towering Pines Park. The movie was very well attended. We also had a fire truck and personnel from the Kronenwetter Fire Department on hand prior to the movie to promote their work and recruit new fire fighters. Our next movie will be Thursday, July 19th at Norm Plaza Memorial Park with Coco starting at dusk.

   The Farmers Market opened for the summer on Sunday, June 24th and will continue throughout the summer. We continue to get more vendors and variety at the market. Make sure to check it out as the market continues to heat up as we approach peak harvest season.

3. The Village's Public Works Crew has started the clearing and grubbing work on the industrial lots in TID #2. I am very excited to get those properties "development ready" and start the search for development partners.

4. The floodplain study for The Glade recently received preliminary approval from the Wisconsin DNR. That will allow the developer to start the work on the last two buildings on the north side of the internal road network. Also, with that work complete the Village will be working with AECOM to develop a proposal to study the remainder of Bull Junior Creek in the Village.

5. We have seen a steady flow of property maintenance and zoning complaints come through our Department this year. So far we have been successful in working with property owners to make corrections without have to resort to citations being issued.

6. With the warmer weather of the past few weeks we have seen a dramatic increase in building inquires and citizen complaints. As usual, it looks like we will have a busy summer ahead. We have already issued 34 new single family permits though June.