



PLAN COMMISSION MEETING AGENDA

September 21, 2026 at 6:00 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. PUBLIC COMMENT

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 Public Comment will take no longer than 15 minutes with 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. REPORTS AND DISCUSSIONS

- C. Community Development Director Report

4. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- D. Shaina Daris, 2172 Wood Rd, Kronenwetter, WI requests a division of land by Certified Survey Map that would change the boundary between 2172 Wood Rd and 2208 Tracy Ct. Current Property Identification Numbers (PIN) and legal descriptions of the subject properties are PIN: 14527080730008 described as GLEN ARBOR LOT 8; PIN: 14527080730011 described as GLEN ARBOR LOT 1. Properties are located in N1/2 SW FRL1/4, Sect. 7, T27N, R8E.

5. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION

- E. Conditional Use Permit - Marathon County Facility - Highway Garage
- F. Update on Green Tree Trails Subdivision Preliminary Plat application and possible action to rescind or amend prior recommendation
- G. Next Steps in Ongoing Review of Zoning and Subdivision Ordinances

6. NEXT MEETING: October 19, 2026

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. ADJOURNMENT

NOTE: 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.

Posted: 09/18/2026 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages

Community Development/Planning and Zoning Director Report

September 21, 2026

Nathan Sandwick, Community Development/Planning and Zoning Director

Greetings Plan Commission members,

Two familiar projects appear on our agenda this month: Marathon County Highway Facility, and updates on the Proposed Green Tree subdivision. Noteworthy community economic development and current planning activities of the department.

- Upcoming Training Opportunity: Zoning board workshop - Oct 13 in Pittsville
 - This opportunity is timely, likely informing reconsideration of village appeals processes, and zoning ordinances and subdivision ordinances including CSMs
- Economic development prospects prompt me to lead discussion with clarity of what the Village can confidently offer and allow. Among these is a prospective industrial expansion that may include a housing component.
- Responding to dozens of inquiries about building permits and zoning ordinances, enforcement of nuisance violations, and other aspects of zoning administration.
- Need to prepare for constructive public engagement and recommendations with respect to data centers as part of ongoing zoning code rewrite effort.
- For ongoing review of zoning and subdivision codes, plan commission members are encouraged to bring your printed copies of ordinances 460 (Subdivision of Land) and 520 (Zoning) for reference.
- An item to consider for our Next Agenda. This support the ongoing Zoning Rewrite. A representative of a regional vacation rental booking firm has indicated interest in speaking at an upcoming Plan Commission meeting about seasonal short-term rental prospects that don't presently find a fit within Kronenwetter's current zoning code. Because this perspective may inform or perspective and support our ongoing review of zoning ordinances, I recommend considering this as topic for the next meeting (October 19th).



REPORT TO PLANNING COMMISSION

ITEM NAME:	Certified Survey Map: Daris (2172 Wood Rd) / Gierszewski (2208 Tracy Court)
MEETING DATE:	9/21/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

REQUEST:

Shaina Daris, 2172 Wood Rd, Kronenwetter, WI requests a division of land by Certified Survey Map that would change the boundary between 2172 Wood Rd and 2208 Tracy Ct. Current Property Identification Numbers (PIN) and legal descriptions of the subject properties are PIN: 14527080730008 described as GLEN ARBOR LOT 8; PIN: 14527080730011 described as GLEN ARBOR LOT 1. Properties are located in N1/2 SW FRL1/4, Sect. 7, T27N, R8E.

ISSUE BACKGROUND/PREVIOUS ACTIONS:

At present, the property at 2208 Tracy Ct abuts Bull Junior Creek and is situated directly between that feature and three properties along Wood Rd., west of Tracy Ct. The proposed CSM would extend the back of one of those properties (2172 Wood Rd. acquiring approximately 0.23 acres) to Bull Junior Creek.

The proposed CSM is arguably a simple change in that it relocates a boundary between two parcels. That said it results in an irregularly-shaped parcel that would be as narrow as ~23 ft(?) in the middle, and it effects adjacencies between different neighbors within the existing Glen Arbor subdivision. I refer the CSM application to the Plan Commission.

RECOMMENDED ACTION:
Consideration and approval.

ATTACHMENTS (describe briefly):

Application form and CSM prepared by Dan Higginbotham with Plover River Land Co., Inc in Wausau, WI

Certified Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter §460-16
Certified Survey Map (CSM) procedure.

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

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



Section 4, Item D.

Applicant Information

1. Applicant Name DAN HIGGINBOTHAM Phone Number 715-449-2229
Address 2625 Northwestern Avenue Wausau
Email landman432@gmail.com
2. Property Title holder Name Shania DAVIS / Ross Gierszewski Phone Number 715-370-2759
Address 2172 Wood Road 715-370-2579
Email _____
3. Prepared By Company Name SAME AS APPLICANT
Address _____
Phone Number _____ Email _____

Property Information

4. Property Address 2172 Wood Road / 2208 Tracy Court
5. Section 7 Township 27 Range 8 6. Parcel Identification # (PIN) 145 270807 30011
145 270807 30008
7. Legal Description (attach an additional sheet if necessary) LOTS 8 AND 11 GLEN ARBOR
8. Parcel Acreage [0.73; 2.4] 9. Zoning District [SF - Single Family Residential]
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
[no]
The zoning change application is required to be submitted with this CSM application.
11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) [Glen Arbor]
12. Number of lots proposed in the CSM: _____

Required Attachments

1. Narrative describing the CSM with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

2. The CSM shall be on 11" x 17" drawings
 Requirements: [Village of Kronenwetter, WI Review and Approval Procedures \(ecode360.com\)](#) and [Wisconsin Legislature: 236.34](#)
 - a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
 - (1) Proposed title of the CSM
 - (2) Date, scale and North arrow.
 - (3) Location of the proposed CSM by government lot, quarter section, township, range and county.
 - (4) Small drawing showing the location of the land to be divided.
 - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
 - (6) Entire area contiguous to the proposed CSM owned or controlled by the subdivider shall be included on the preliminary CSM even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
 - b. Preliminary CSM technical information. All preliminary CSM shall show the following:
 - (1) Exterior boundaries of the proposed lots, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
 - (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being divided or immediately adjacent thereto.
 - (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the CSM or immediately adjacent thereto.
 - (4) Location and names of any adjacent lots, parks and cemeteries and owners of record of abutting unplatted lands.
 - (5) Existing and proposed zoning on and adjacent to the proposed lots.
 - (6) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the lots.
 - (7) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the CSM.
 - (8) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
 - (9) Approximate dimensions of all lots. The area in square feet of each lot shall be provided.

- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, play drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
 - (11) Approximate radii of all curves.
 - (12) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed division in relation to access.
 - (13) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary CSM, it shall have the authority to request in writing such information from the subdivider.
- c. Additional information. The Plan Commission or Village Board may require a proposed CSM layout of all or part of the contiguously owned land even though division is not planned at the time.

Refer to Chapter 460-16 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

Dan Huggins

(Printed Name of Applicant)

[Signature]

(Signature of Applicant)

8/2/26

(Date)

PLOVER RIVER LAND CO INC.

79-1161/759

1882

Section 4, Item D.

715-449-2229

2625 NORTHWESTERN AVE

WAUSAU, WI 54403

DATE Sept 1, 2026

SPECIALTY BLUE HIGH SECURITY



PAY TO
THE ORDER OF

VOK

\$ 225⁰⁰

Two hundred Twenty-Five and no/100

DOLLARS

Heat
Reactive
Ink

Peoples

STATE BANK
1.888.929.9902

MEMO

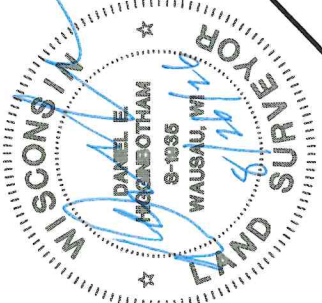
MP

⑆075911616⑆ 100016763⑈ 01882

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON SACK.

Certified Survey Map No. _____

Of all of Lots 8 and 11 of Glen Arbor located in part of the North 1/4 of the Southwest Fractional 1/4 of Section 7, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin



TOP OF WATER ELEV 1181.3
DATE OF SURVEY - 8-13-2026
FLOOD ELEV - 1189.5'
MAP 55073C0635F REVISED 1-13-2023

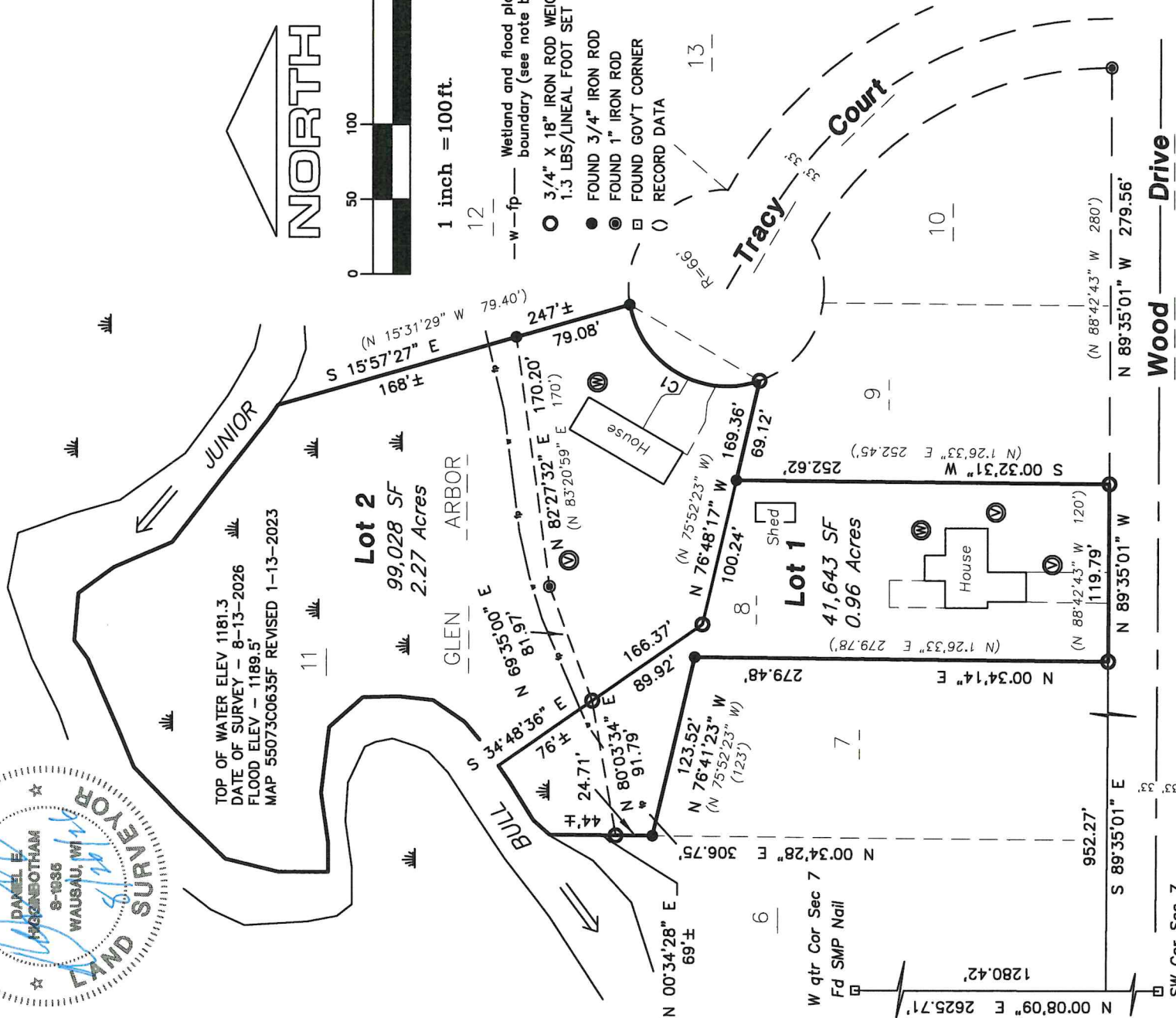
Lot 2
99,028 SF
2.27 Acres

Lot 1
41,643 SF
0.96 Acres



1 inch = 100 ft.

- w-fp- Wetland and flood plain boundary (see note below)
- 3/4" X 18" IRON ROD WEIGHING 1.3 LBS/LINEAL FOOT SET
- FOUND 3/4" IRON ROD
- ⊙ FOUND 1" IRON ROD
- FOUND GOV'T CORNER
- RECORD DATA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.00'	115.35'	101.22'	S 30°17'54" W	100°08'03"

NOTE: The wetland boundary is scaled from WisDNR mapping and the floodplain boundary is scaled from FEMA mapping. Neither line is completely representative of the true boundaries. Both lines are shown in the same location because the scale of the mapping doesn't allow for a more accurate representation.

Public Trust Doctrine:
Any land that is below the Ordinary High Water Mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the Wisconsin State Constitution.

Bearings are referenced to the West line of the SW 1/4 of Section 7 assumed to bear N 0° 08' 09" E

NOTE: Recording this Certified Survey Map does not transfer property rights. It is necessary to subsequently record a deed to transfer ownership.

MARATHON COUNTY CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped, by the order of Shaina L. Daris and Ross A. Gierszewski, a parcel of land being all of Lots 8 and 11 of Glen Arbor, being located in part of the North 1/2 of the Southwest 1/4 of Section 7, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of Section 7; thence S 00° 08' 09" W, 1280.42 feet along the West line of the Southwest 1/4 of Section 7; thence S 89° 35' 01" E, 952.27 feet to the Southwest corner of Lot 8, Glen Arbor, and the point of beginning of the parcel herein described;

thence N 00° 34' 14" E, 279.48 feet along the West line of Lot 8 to the Northwest corner thereof; thence N 76° 41' 23" W, 123.52 feet along the North line of Lot 7 of Glen Arbor to the Northwest corner thereof; thence N 00° 34' 28" E, 24.71 feet to a meander corner of Bull Junior Creek, said meander corner lies S 00° 34' 28" W, 44 feet more or less from the water's edge of Bull Junior Creek; thence along the following described meander lines; N 80° 03' 34" E, 91.79 feet; thence N 69° 35' 00" E, 81.97 feet; thence N 82° 27' 32" E, 170.20 feet to the East line of Lot 11 of Glen Arbor and a meander corner of Bull Junior Creek, said meander corner lies S 15° 57' 27" E, 168 feet more or less from the water's edge of Bull Junior Creek; thence S 15° 57' 27" E, 79.08 feet along the East line of Lot 11 to the Southeast corner thereof; thence Southwesterly, 115.35 feet along the arc of a 66.00 foot radius curve concave to the Southeast, whose long chord bears S 30° 17' 54" W, 101.22 feet to a lot corner of Lot 11 of Glen Arbor; thence N 76° 48' 17" W, 69.12 feet along the South line of Lot 11 of Glen Arbor to the Northeast corner of Lot 8 thereof; thence S 00° 32' 31" W, 252.62 feet along the East line of Lot 8 of Glen Arbor to the Southeast corner thereof; thence N 89° 35' 01" W, 119.79 feet along the northerly right-of-way of Wood Drive and the South line of Lot 8, Glen Arbor to the Southwest corner thereof and the point of beginning of the parcel herein described.

Said parcel contains 140,671 Square Feet or 3.23 Acres, including all lands lying between the meander lines as described and Bull Junior Creek

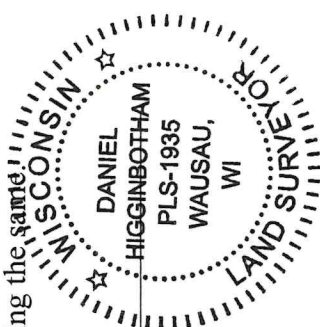
Subject to all roadways and easements of record.

THAT I have made such survey, land division and plat by the direction of Shaina L. Daris.

THAT such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of Village of Kronenwetter in surveying, dividing and mapping the same.


Daniel E. Higginbotham S-1935
Dated this 17th day of August, 2026



VILLAGE BOARD AUTHORIZATION

I, Nathan Sandwick, Village of Kronenwetter Community Development Director, hereby approve the relocation of the Common Boundary as indicated on this map pursuant to the powers granted to me by the Village Subdivision Ordinance. This Certified Survey Map does not require approval by the Village of Kronenwetter Planning Commission as no parcels are being created.

Nathan Sandwick, CDD

Prepared by:
Plover River Land Co., Inc.
2625 Northwestern Avenue
Wausau, WI 54403

Prepared for:
Travis Wistrom
2172 Wood Road
Kronenwetter, WI 54455

Sheet 2 of 2 Sheets



REPORT TO PLANNING COMMISSION

ITEM NAME:	Marathon County Highway Garage Conditional Use Permit & Site Plan
MEETING DATE:	9/21/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick (updated since 9/10)

ISSUE: Request for a conditional use permit for the proposed Marathon County Highway Garage

ISSUE BACKGROUND/PREVIOUS ACTIONS:

The site consists of what is now one parcel zoned M2. The Conditional Use Permit Application (dated July 22) and Site Plan Application (dated July 24) were received.

Included with the application is a project narrative prepared by Excel. It includes a general overview and several arguments with respect to criteria for consideration of a conditional use permit. The Plan Commission initially reviewed and discussed the site plan on August 17th. The required public hearing was properly noticed and held on September 10, 2026.

I have invited input from Village Administrator Davel, Public Works Director Ulman, Police Chief McHugh, and Fire Chief O'Brien. All responded without any concerns raised.

As noted in the project narrative prepared by Excel, the proposed use is consistent with the Future Land Use indicated for this location (Industrial / Commercial) within the adopted comprehensive plan. The intention to comply with all applicable Village ordinances, regulations, and design standards is noted. Project performance with respect to stormwater management was noted in August. I would also encourage special consideration of compliance with general standards for vehicle parking.

FINDINGS:

- Key findings regarding 520-121(G) Review criteria for conditional use permits:
- (1) The proposed highway facility is in harmony with the comprehensive plan, zoning and other ordinances and plans. Planned future land use for this parcel is industrial/commercial. That of adjacent parcels is industrial, industrial/commercial, government/institutional.
 - (2) Adverse impacts of the proposed highway facility are not expected to be substantial or undue with respect to the range of existing, permissible and expected land uses in the vicinity including industrial uses. Engineering for adequate stormwater management has been an important part of the site design process.
 - (3) The proposed highway facility would maintain reasonable consistency of land uses, land use intensities, and land use impacts with respect to other developed properties in the area.
 - (4) The proposed located is adequately served by public utilities and services, and will not impose an undue burden on the public agencies providing those services. No such concerns have been raised by the Village’s Public Works director when asked to review and comment on site plans.

- (5) The public benefits of the proposed highway facility are substantial and are expected to far outweigh potential adverse impacts. The Marathon County Highway Department operates the highway system under its jurisdiction to provide a safe and convenient means for the vehicular transportation of people and goods. The proposed facility will support its mission. The Marathon County Highway Department's service benefits Kronenwetter and other communities within the county. The county highway system is an integral part of the road network that supports Kronenwetter's existing residents and businesses as well as future development prospects.

Other findings:

Based on plans submitted and designs studied, I concur with the applicant that the design for the proposed highway facility incorporates appropriate setbacks, landscaping, stormwater management, parking, access control; and is reasonably arranged to reduce visual, noise and traffic impacts. Upon reviewing plans with respect to relevant general performance standards as part of the site plan approval process, I was satisfied once I gained clarity about the stormwater analysis and applicant's commitment to comply ordinances.

The applicant's plan to address the Village of Kronenwetter's landscaping requirements is thoroughly detailed in site plans submitted (notably sheet C1.4). Regarding established criteria for determining the practicality of requiring full compliance: not applicable here are preexisting limitations (1), infeasibility of redevelopment (3), or consideration as a relatively small addition (5). Applicable criteria that justify review for compliance to the extent most practical include stormwater management requirements that drive the design of limited areas (2), and likely interference of plants within limited area (4). In light of applicable limitations and the importance of stormwater management goals here, the Plan Commission may consider compliance with landscaping requirements to the extent that it determines practical. I find performance with respect to stormwater management is to be prioritized here. The applicant has estimated the point value of existing vegetation along the north part of the property and reasonably seeks flexibility to locate new vegetation near the main entrance, along adjacent roads, and where it won't interfere with snow storage.

Kronenwetter has established performance standards specifically for Highway Facilities. Corresponding findings:

- a.) There are no outdoor storage areas proposed within 500 feet of residentially zoned property.
- b.) For highway facilities, no buffer yard is strictly required where none of the property borders abut residentially zoned property.
- c.) Exteriors shall and are expected to meet standards for nonresidential structures in section 520-76.
- d.) Proposed off-street parking is intended, and expected, to meet village requirements of one space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area. Parking is not expected to exceed the standard by much more than 50%.

RECOMMENDED ACTION:

Discuss and accept findings, and approve the conditional use permit.

Allow the applicant to upgrade fencing to an opaque fence, wall and/or berm at the applicant's discretion, provided that it does not interfere with access, utilities, or stormwater management nor vested rights to develop adjacent properties.

ATTACHMENTS:

- Corresponding site plans, application materials and prior staff reports were previously shared among materials for meetings on August 17th and September 10th, and can still be found on the Village website.
- Marathon County Memorandum (draft, 9/18/2026) re: conditional use permit and recommended language.

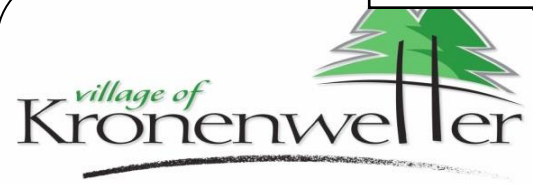
Conditional Use Permit Application

Application Fee: \$350 Regular Meeting / \$500 Special Meeting

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.

Section 5, Item E.



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

Applicant Information

1. Applicant Name Marathon County - Troy Torgerson Phone Number 715-261-6980
Address 1100 Lakeview Drive, Wausau, WI 54403
Email troy.torgerson@marathoncounty.gov
2. Owner Name Marathon County Phone Number 715-261-6980
Address 1100 Lakeview Drive, Wausau, WI 54403
Email troy.torgerson@marathoncounty.gov
3. Prepared By Company Name Excel Engineering, Inc Name Grant Duchac, P.E.
Address 100 Camelot Dr, Fond du Lac, WI 54935
Phone Number 920-322-1681 Email grant.duchac@excelengineer.com

Property Information

4. Property Address 2384 & 2388 OLD HIGHWAY 51 KRONENWETTER, WI 54455
5. Parcel Identification # (PIN) 145-2707-022-0954 6. Parcel Acreage 25.25 acres
7. Legal Description (attach additional sheet if necessary) See attached
8. Conditional Use request from § 520-22 of the Zoning Ordinance to allow Highway Facility

9. Generally describe the current zoning and land uses of the subject property and surrounding properties:

Subject Property	<u>Vacant</u>	Zoning	<u>Rezone to M-2 in progress</u>
North	<u>General Commercial</u>	Zoning	<u>B3</u>
South	<u>Agricultural and Residential</u>	Zoning	<u>AR</u>
East	<u>Institutional</u>	Zoning	<u>INT</u>
West	<u>General Industrial</u>	Zoning	<u>M2</u>

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?
- Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

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.

Troy Torgerson

Applicant

MARATHON COUNTY

Owner

Excel Engineering Inc

Prepared By

7/22/2024

Date

7/22/2026

Date

07/22/26

Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

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

Conditions (see attached)



MARATHON COUNTY MEMORANDUM

TO: Village of Kronenwetter Plan Commission
FROM: **Chris Holman, Deputy Administrator of Public Works & Capital Projects**
DATE: September 18th, 2026
SUBJECT: Conditional Use Permit & Recommended Language

Action Requested

Consideration of including recommended language that reflects the mutually agreed upon, proactive strategy to better complement the visual aesthetic of the neighboring cemetery and to mitigate noise from the proposed highway facility.

Discussion

On September 16th, 2026, county staff met with representatives from Saint Therese Parish to further discuss questions and noise concerns that they have relating to the property line between the proposed Highway facility and the cemetery they own and operate. Discussions have been constructive and fruitful and have continued through September 18th. The recommended language below is meant to assist the Plan Commission in their decision-making and can be referred to at the upcoming meeting on the 21st.

Recommended Condition Language For The C.U.P.

1. Marathon County shall build a 3' or higher berm along the property line between the cemetery and the proposed facility. The peak of the berm will be on the east property line of the County parcel.
2. St. Therese hereby grants permission for the County, or its assigns, to operate and build a portion of the berm within the existing 60' Right-of-Way, acknowledging that vegetation and trees within the westernmost 20' of the Right-of-Way may be impacted during construction.
3. Marathon County shall install, maintain, and reinstall as necessary an 8-foot-tall solid, gap-free fence (timber, vinyl, composite, etc.) placed on top of the berm in accordance with zoning requirements to break the line of sight and meet noise levels consistent with AR and INT zoning limits.

4. Berm and fence construction shall be completed no later than November 15, 2027 and maintained for as long as the property is used as a highway department facility or other M2-zoned use.
5. If Berm construction is not permitted within the existing floodplain area, the fence height will be increased. Furthermore, if berm construction may be completed, but additional time is need for permitting, deadline may be extended by up to 6 months.
6. Marathon County shall install, maintain, and replace as necessary a buffer of evergreen trees and/or shrubs and vegetation on the County side of the fence to diffuse sound before it reaches the fence.
7. Landscaping installation shall be completed no later than April 15, 2028 and maintained for as long as the property is used as a highway department facility or other M2-zoned use.

DRAFT

Please note that this is a draft memo being included for the packet, as the parties wished to have something submitted for the packet prior to the deadline. Thank you to Mr. Sandwick for his flexibility in allowing us to get this to him. The memo is a strong base to work from based on the communications between the parties over the last two days. The parties will continue to work on this prior to the meeting on the 21st.



REPORT TO PLANNING COMMISSION

ITEM NAME:	Update and Green Tree Trails Subdivision Preliminary Plat Application and possible action to rescind or amend prior recommendation
MEETING DATE:	9/21/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE:

The Village Board will have an opportunity, on September 28th, to take action on the proposed Green Tree Subdivision Preliminary Plat.

BACKGROUND:

The Plan Commission, in June of 2026, recommended approval of the preliminary plat provided agreements to address three issues (succinctly put): construction of the roadway to connect to Nick Rd. at seller’s expense, roadway placement, and an easement to allow the Village access along a drainage corridor. Staff have been working with the applicant’s representative and others to address these matters.

The plan Commission passed a motion June 15th recommending approval while identifying three matters yet to be addressed. Staff have since been in contact with the developer’s representative and others to address those matters. Updates on the project have recently been requested by the plan commission chair.

Since the Plan Commission has already reviewed this proposal passed a recommendation, no action by the Plan Commission is necessary at this time. If the plan commission would like to further recommend any additional conditions in light of updates or new information, such action should begin as a motion to rescind or amend the prior recommendation.

BROADER OBSERVATIONS:

In lieu of a complete staff report, what I can share at this time are a few observations. The proposed development, to my knowledge, meets zoning and relevant standards within the developer’s control. As the community development director I’d be remiss not to also observe that it is not fully-consistent with the comprehensive plan, long range plans for sewer expansion, and the Village’s strategic plan that calls for quality infrastructure to support a growing community. To its credit, this proposal could allow for over sixty homes, which may help support a growing community. Of course the lack of infrastructure limits the growth potential at this time; and by responding accordingly, this proposal risks locking-in that limited potential forever. Development at the highest allowable density of homes on private well and septic systems brings a number of challenges. Siting and constructing wells and septic systems can be difficult and costly, and lack of hydrants constrains fire service ISO rating. Some communities address this issue by encouraging arrangements of homes, streets and easements to allow for re-subdivision of large to occur in the future, if and when sewer services can actually be extended. Some such arrangements might be worthwhile to consider in some parts of the proposed subdivision.

Access may remain limited to one point of public roadway connection to the existing network of streets. The latest concept discussed with staff has been for the seller to construct a narrow, gated roadway for emergency access only. That would not provide adequate access in the foreseeable future. The proposed emergency road could be inadequate if ever needed as the only way in or out of the subdivision. This approach does keep the Village's existing right-of-way intact for future expansion. Yet future expansion of that roadway may be challenging and costly. Access to this subdivision may someday be supplemented by use of the the proposed right-of-way near lot 48 that may eventually connect the roads of Green Tree Trails to any adjacent future development there. For my part, that possibility helps alleviate my concerns about access.

Four flagged wetland areas are identified within the site. The largest of these constrains placement of buildings on proposed lots 11-14. The proposed erosion plan is to include silt fences around Outlot 2, and around the flagged wetland located on proposed lots 28 and 29.

RECOMMENDED ACTION:

No formal action is necessary.

The commission may consider a motion to amend the prior recommendation to approve the preliminary plat to include the following conditions:

- clarify where future re-subdivision of parcels may occur on unwooded lots with sufficient frontage (such as in the southern portion yet excluding areas along Prairie Road or other areas where driveway access should remain limited) will be supported by the arrangement of houses, roads and future hydrants, sewer and water utility easements; and
- corresponding arrangements for "ghost platting" or "shadow platting" be recorded on each plat so that future re-subdivision can be enforced and coordinated with public sewer service expansion; and

ATTACHEMENTS

- Project Narrative. Provided by the applicant's representative, this addresses standard questions about the site and indicates what they will do to meet Village of Kronenwetter's standards and how they propose to address the outstanding issues that were identified by the Plan Commission.
- Sketch of an emergency access road proposed to connect the subdivision to Nick Rd.

~~Certified Survey Map (CSM)~~ Application

[Intended as a Subdivision Preliminary Plat Application in this case]

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter §460-16

Certified Survey Map (CSM) procedure.

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

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

Section 5, Item F.

village of
Kronenwetter

1582 Kronenwetter Drive

Kronenwetter, WI 54455

715-693-4200

www.kronenwetter.org

Applicant Information

1. Applicant

Name Thomas Umlauf Phone Number 715-966-0508

Address 2579 Bear Creek Road Stevens Point, WI

Email thomasu@greentreecompanies.com

2. Property Title holder

Name Alliance Holdings LLC Phone Number 715-574-7007

Address PO Box 8005 Wausau, WI

Email bill@scholfieldgroup.com

3. Prepared By

Company Name Vreeland Land Surveyors & Engineers

Address 6103 Dawn Street Weston, WI 54476

Phone Number 715-241-0947 Email dustin@vreelandassociates.us

Property Information

4. Property Address Pleasant Drive and Pine Road

5. Section 5 Township 27 Range 8 6. Parcel Identification # (PIN) 14527080510989

7. Legal Description (attach an additional sheet if necessary) Part of the NE1/4 of Section 5, T27N, R8E

8. Parcel Acreage 85.537 9. Zoning District Residential

10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)

No

The zoning change application is required to be submitted with this CSM application.

11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) No

12. Number of lots proposed in the CSM: 63

Required Attachments

1. Narrative describing the CSM with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

2. The CSM shall be on 11" x 17" drawings

Requirements: Village of Kronenwetter, WI Review and Approval Procedures (ecode360.com) and Wisconsin Legislature: 236.34

 - a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
 - (1) Proposed title of the CSM
 - (2) Date, scale and North arrow.
 - (3) Location of the proposed CSM by government lot, quarter section, township, range and county.
 - (4) Small drawing showing the location of the land to be divided.
 - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
 - (6) Entire area contiguous to the proposed CSM owned or controlled by the subdivider shall be included on the preliminary CSM even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
 - b. Preliminary CSM technical information. All preliminary CSM shall show the following:
 - (1) Exterior boundaries of the proposed lots, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
 - (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being divided or immediately adjacent thereto.
 - (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the CSM or immediately adjacent thereto.
 - (4) Location and names of any adjacent lots, parks and cemeteries and owners of record of abutting unplatted lands.
 - (5) Existing and proposed zoning on and adjacent to the proposed lots.

 - (6) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the lots.
 - (7) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the CSM.
 - (8) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
 - (9) Approximate dimensions of all lots. The area in square feet of each lot shall be provided.

- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
- (11) Approximate radii of all curves.
- (12) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed division in relation to access.
- (13) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary CSM, it shall have the authority to request in writing such information from the subdivider.
- c. Additional information. The Plan Commission or Village Board may require a proposed CSM layout of all or part of the contiguously owned land even though division is not planned at the time.

Refer to Chapter 460-16 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

Dustin Vreeland

(Printed Name of Applicant)

Dustin Vreeland

(Signature of Applicant)

Digitally signed by Dustin Vreeland
DN: cn=Dustin Vreeland, ou=Vreeland Land Surveyors & Engineers, o=Dustin Vreeland
c=US, email=Dustin.Vreeland@vfreelandassociates.us
Reason: I am the author of this document
Location: your signing location here
Date: 2026.06.11 08:22:37
Revit PlotStampPDF Version: 9.7.5

6/11/26

(Date)



Vreeland Ent. Inc
Vreeland Land Surveyors & Engineers
6103 Dawn Street
Weston, WI 54476
715/241-0947

Section 5, Item F.



79-1099/759

DATE 4/11/26

PAY
TO THE
ORDER OF

Village of Kronenwetter

\$ 2075⁰⁰

Two thousand seventy-five and 00/100

DOLLARS



FOR _____

[Signature]



⑈017355⑈ ⑆075910992⑆

137⑈058⑈

Requested & Required Attachment

Required Attachments

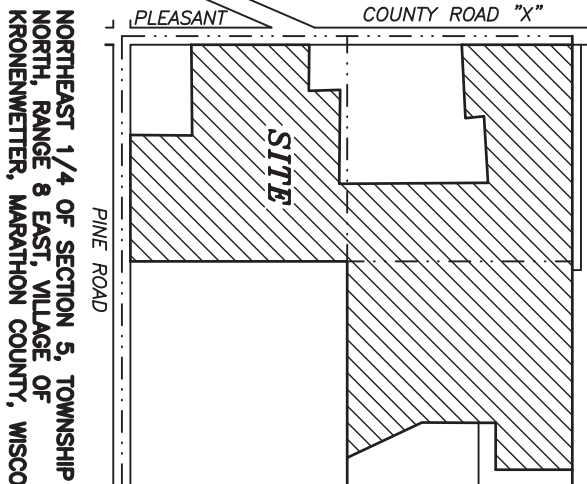
1. Narrative describing the subdivision with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

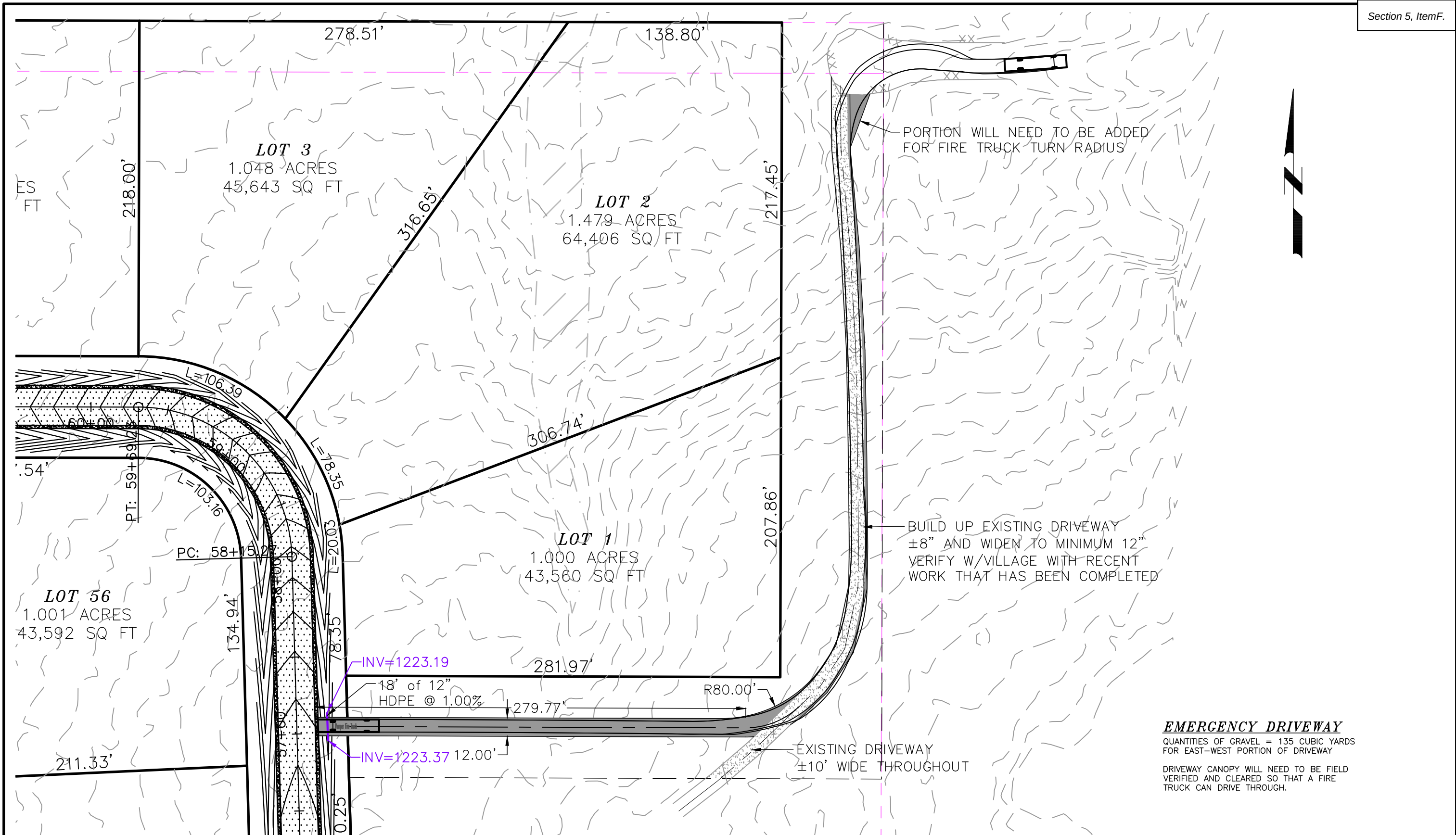
Proposed Narrative:

Alliance Holdings, LLC has a pending contract for sale to the Green Tree Companies for its **vacant parcels** along and near the Villages northern boundary. Three of the parcels are heavily wooded and or have some wetlands and some parcels have shape challenges but are developable and designated in the Villages (SF) zoning for single family homes. The developer has presented and some actions have taken place regarding this and a previous developers proposals including a much denser development with public sewer and water that became unattainable even with Village participation. Green Tree has worked with Marathon County regarding private water and sanitary lots for this area and roadways as shown will be dedicated to the Village. The Developer plan calls for 1 ac or larger Lots. Currently from Title company review no covenants and easements are shown on the parcels to be developed. The Seller is providing a Village approved gated with Knox box key controlled Emergency Access road from the Village existing dedicated right of way in the north-east corner of the property and has made provisions for a future access to developable property to the south and east. The developer intends to pay the parkland fee as several parks are nearby and this may provide funding for improvements at those parks if the Village so chooses. Storm water pond and plans are in process and a situation with a neighboring property Owner seems to be resolved to the best of the Sellers and Developers ability.

LOT 1 OF CSM 68-49-26-99, LOT 1 OF CSM 69-06-01-157, OF THE FRACTIONAL NE¹/₄, LOT 1 OF CSM 69-06-01-157, LOCATED IN THE SW ¹/₄ OF THE FRACTIONAL NE¹/₄, LOCATED IN THE SW ¹/₄ OF THE FRACTIONAL NE¹/₄, PART OF THE SW¹/₄ OF THE FRACTIONAL NE¹/₄ AND LOT 1 OF CSM 141-56-62-163, LOCATED IN THE NE¹/₄ OF THE FRACTIONAL NE¹/₄ OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS





EMERGENCY DRIVEWAY
QUANTITIES OF GRAVEL = 135 CUBIC YARDS
FOR EAST-WEST PORTION OF DRIVEWAY

DRIVEWAY CANOPY WILL NEED TO BE FIELD
VERIFIED AND CLEARED SO THAT A FIRE
TRUCK CAN DRIVE THROUGH.

STAMP/SIGNATURE:	REVISIONS			TITLE PAGE: <i>EMERGENCY DRIVEWAY</i>		VREELAND ASSOCIATES' LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI. 54476 PHONE NO.: (715) 241-0947 EMAIL: dustin@vreelandassociates.us WEBSITE: www.vreelandlandsurveying.com COPYRIGHT © 2025 BY VREELAND ENTERPRISES, INC. ALL RIGHTS RESERVED. DUPLICATION BY WRITTEN PERMISSION ONLY.	PREPARED FOR: <i>BILL SCHOLFIELD</i>	DESIGNER: DUSTIN VREELAND
	BY	DATE	DESCRIPTION					SURVEYED BY: OTHERS
							FILE NO.: 26-0200 SUBMITTAL PLANS	
							DATE: JULY 21ST, 2026	
							SCALE: 1" = 60'	
							PLAN DATE: <i>JULY 21ST, 2026</i>	
PROJECT: <i>GREEN TREE TRAILS</i>				LOCATION: <i>VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN</i>	SHEET 1	24		