

PLAN COMMISSION MEETING AGENDA

January 24, 2024 at 6:00 PM

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

CALL PUBLIC HEARING TO ORDER 1.

- A. Roll Call
- Announcement of any possible or perceived conflict of interest Β.

2. PUBLIC HEARING

С. DEAN KLOCKZIEM, 135763 County Road U Marathon, WI 54448, request a Conditional Use for a second principal building under 520-16 Standard Generally applicable to land uses in a zoning area of Rural Residential 5 (RR-5) at 896 Gardner Park Road Kronenwetter WI. 54455 Parcel # 145-2708-273-0976 Legal Description of the subject property: SEC 09-27-07 PT OF GOVT LOT 4 - PCL 2 CSM VOL 9 PG 77 (#2293) (DOC #757591)

3. CLOSE PUBLIC HEARING

4. CALL PLAN COMMISSION MEETING TO ORDER

D. ROLL CALL

5. 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.

6. APPROVAL OF MINUTES

Ε. Plan Commission Meeting Minutes November 20, 2023

7. OLD BUSINESS

Discussion and Possible Action: Chapter 218 Building Code Clarification and Revision F. .

NEW BUSINESS 8.

G. CONDITIONAL USE PERMIT REQUEST (KLOCKZIEM)

9. NEXT MEETING: FEBRUARY 20, 2024

- **10. COMMUNITY DEVELOPMENT DIRECTOR REPORT AND DISCUSSIONS**
 - H. COMMUNITY DEVELOPMENT DIRECTOR REPORT
- 11. CONSIDERATION OF ITEMS FOR FUTURE AGENDA
- **12. 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: 01/19/2024 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAW, WSAU, and Mosinee Times | Emailed: Wausau Daily Herald



PUBLIC HEARING VILLAGE OF KRONENWETTER PLANNING COMMSISION

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Wednesday evening, January 24, 2024, at 6:00 P.M., at the Kronenwetter Municipal Center, 1582 Kronenwetter Drive, Kronenwetter, WI 54455, to hear and consider the following:

CONDITIONAL USE PERMIT (KLOCKZIEM):

DEAN KLOCKZIEM, 135763 County Road U Marathon, WI 54448, request a Conditional Use for a second principal building under 520-16 Standard Generally applicable to land uses in a zoning area of Rural Residential 5 (RR-5) at 896 Gardner Park Road Kronenwetter WI. 54455 Parcel # 145-2708-273-0976 Legal Description of the subject property: SEC 09-27-07 PT OF GOVT LOT 4 - PCL 2 CSM VOL 9 PG 77 (#2293) (DOC #757591)

Written testimony may be forwarded to the Village of Kronenwetter Planning Commission, William Gau, 1582 Kronenwetter Drive, Kronenwetter, WI 54455 or emailed to wgau@kronenwetter.org before the time of the hearing. All interested persons will be given an opportunity to be heard at the hearing. For questions and more information, please contact the Village.



(REVISED) PLAN COMMISSION MEETING MINUTES

November 20, 2023 at 6:00 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- 6:01 P.M. B. Roll Call

Roll Call PRESENT Bruce Sinkula Chairperson Chris Voll Dick Kvapil Vice-Chairperson Dan Lesniak Rick Grundman Tony Stange ABSENT Tim Shaw 6:01 P.M.

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. PUBLIC HEARING

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 of Kronenwetter is proposing an amendment to subsection 520-121, entitled "Conditional Use Permits." These amendments are being proposed to update existing code to comply with state statutes. A copy of the draft ordinance can be viewed at the Municipal Center. 6:01 P.M. - 6:07 P.M.

4. APPROVAL OF MINUTES

D. Planning Commission Meeting Minutes October 16, 2023
 Motion made by Sinkula, Seconded by Kvapil to approve October 16, 2023 with correction that Tim Shaw be added to present members.

Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 by Voice Vote

5. OLD BUSINESS

E. Discuss and Consider: Amending Ordinance Chapter 520 Zoning, Section 520-121 Conditional Use Permits.

Motion made by Vice-Chairperson Lesniak, Seconded by Sinkula to approve recommendations to Village Board to approve Amendment Ordinance Chapter 520 Zoning, Section 520-121 Conditional Use Permits with grammatical correction to Item (F) (3).

Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 by Voice Vote 6:12 P.M.

6. NEW BUSINESS

- F. Discuss and Consider: Certified Survey Map (CSM) 2023 BAARS FIFTH Motion made by Kvapil, Seconded by Grundman to approve CSM for BAARS FIVE as presented. Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 Roll Call Vote
- G. Discuss and Consider: Certified Survey Map (CSM) 2023 CECIL & PATTY BALL Motion made by Sinkula, Seconded by Grundman to approve CSM as presented for LOTS at 1520 & 1530 Greenwood.

Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 Roll Call Vote 6:17 P.M.

 Discuss and Consider: Certified Survey Map (CSM) 2023 ALLIANCE HOLDINGS, LLC Motion made by Vice-Chairperson Lesniak, Seconded by Kvapil to approve CSM as presented for ALLIANCE HOLDINGS, LLC.

Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 Roll Call Vote 6:23 P.M.

 Discuss and Consider: Amending Ordinance Chapter 520 Zoning, Section 520-124 Site Plan Procedures Motion made by Chairperson Voll, Seconded by Kvapil to recommend staff to proceed with Public Notice to have Public Hearing for discussion for Ordinance Chapter 520 Zoning, Section 520-124 Site Plan Procedures.

Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 Voice Vote

7. NEXT MEETING DECEMBER 18, 2023 6:31 P.M.

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS AND DISCUSSIONS

- J. COMMUNITY DEVELOPMENT DIRECTOR REPORT 6:39 P.M.
- 9. CONSIDERATION OF ITEMS FOR FUTURE AGENDA 6:42 P.M.

10. ADJOURNMENT

Motion made by Vice-Chairperson Lesniak, Seconded by Sinkula to Adjourn. Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange Motion Carries 6:0 Voice Vote 6:42 P.M.



Report to Planning Commission

Agenda Item: Chapter 218 Building Regulations and Construction Meeting Date: January 24, 2024 Referring Body: Plan Commission Committee Contact: Chris Voll Staff Contact: Peter Wegner, CD/PZ Director Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Chapter 218 Building Regulations and Construction

OBJECTIVE(S): Review other ordinances to see how they address permit requirements.

HISTORY/BACKGROUND: The following agenda item, "Discuss and Consider: Chapter 218 Building Code Clarification and Revision," was discussed at the 9/6/2023 CLIPP Meeting. The intent was to make a few minor changes as proposed by Trustee Charneski. CLIPP approved those changes but raised other concerns. I was directed to research further and place it on a future CLIPP agenda.

Questions were raised whether ordinance changes should be discussed with CLIPP instead of PC. Based on the language found under Chapter 14 and Chapter 520 it would be more appropriate for the Plan Commission to review and suggest changes if needed.

It's my understanding the intent of Ordinance NO.: 22-03 (changes to Chapter 2108) was NOT to require any type of permit for items listed under C. Meaning, zoning permits issued by the Village or building permits for UDC, but all work must comply with the standards set forth in SPS 320-325. Soon after adoption 4/26/2022, I believe staff interpreted the language to mean a UDC building permit would not be required but a Zoning Village permit was still needed. This may have been due to existing language found in Chapter 520 that could be interpreted to contradict the recent changes to Chapter 218.

Concerns have been raised related to assessment of structures (garage, storage or other detached accessory buildings and tool shed). If a building permit (UDC or Zoning) is not required the Assessor is not notified.

RECOMMENDED ACTION: Direct staff to make changes if needed.

ATTACHMENTS: Latest draft of Proposed Amendments to Chapter 218 and Examples of Zoning/Building Permit Requirements.

Proposed Amendments to Chapter 218 Approved by CLIPP 9/6/2023. Reviewed by PC 10/16/2023

Article V Permits, Fees and Plans

§ 218-26 Purpose and Applicability

A. The purpose of this article is to clarify the activities for which a building permit is required to be obtained, and those for which it is not. This Article further explains the procedures, fees, and plan requirements for the application process.

B. The provisions of this Article shall apply to the following, which all require building permits:

(1) New construction or reconstruction of single and two-family dwellings, and to installation and placement of mobile homes and manufactured homes.

(2) Interior Alterations (i.e. removing walls, structural alterations or changing an existing layout) to existing single and two-family dwellings, or to established mobile or manufactured homes.

(3) Addition of living area to existing single and two-family dwellings, or to established mobile or manufactured homes. This also includes converting basement areas to bedrooms or any type of sleeping area.

(4) Any structural repairs, alterations, or reinforcement to any dwelling.

(5) New electrical, plumbing, and/or HVAC work, in any new <u>dwelling</u> construction, or in <u>existing buildings or structures</u> dwellings where such utilities did not exist before.

(6) Below ground swimming pools.

(7) New construction decks with a walking surface $\frac{2}{3}$ feet or more above ground level, including steps, ramps, railings, or any other related construction. <u>All work must comply</u> standards set forth in SPS 320-325.

(8) All commercial buildings and structures including but not limited to:

(a) Multi-family residential (three or more dwelling units).

(b) Retail, commercial service, office,

(c) Industrial

(d) Storage, distribution and warehousing.

(e) Institutional buildings and structures.

C. The provisions of this Article shall not apply to the installation, replacement, repairs, or construction

of the following, and which do not require a building permit:

(1) Any repairs or replacement of, furnaces; plumbing fixtures of all types; electrical outlets or

switches; electrical fixtures such as fans, light fixtures, heating baseboards, built-in appliances, etc;

HVAC equipment, including heat pump systems or air conditioning units; roofing systems, doors and windows of the same size. All work is required to comply with the standards set forth in SPS 320-325.

(2) All garage, storage or other detached accessory buildings and tool sheds. All work must comply with the standards set forth in SPS 320-325.

(3) New construction decks with a walking surface less than 3 feet above ground level.

All work must comply standards set forth in SPS 320-325.

(4) Carports, securely anchored.

(5) Solid fuel-fired heating devices (subject to regulation in Article III)

(6) Geothermal or solar energy systems (solar systems subject to provisions of Article IX)

(7) Yard features and accessories such as children's play structures; patios and fire pits; fish and flower ponds, pools, and fountains; irrigation systems; gazebos; flagpoles; greenhouses. 8. Above-ground swimming pools.

(8) Any siding, soffit or rain gutter work.

(9) Black top, concrete, gravel, or another surface work.

(10) Farm structures such as corn cribs, barns, silos, and grain elevators, etc.

(11) Lp Tank installations (Subject The State Liquefied Petroleum Gas Code SPS 340) D. All of the

above may be subject to zoning regulations such as setbacks, etc. described in Chapter 520, as well as any other applicable Chapter of this Code. E. In all cases, the quality, safety, and compliance to indicated standards and regulations of such installation and construction, are the sole responsibility of the property owner doing the installation and construction, or the licensed contractors they hire. Voluntary inspections can be applied for under the terms of Article VI.

Zoning/Building Permit Requirements

Oneida County

9.32 ZONING PERMIT REQUIREMENT

A zoning permit shall be obtained before:

A. A structure is built, erected, placed, enlarged, altered or moved.

B. A structure is structurally altered so as to change its use or increase the square footage of its floor area or vertical surface area.

C. A structure is repaired when 50% or more of a structure's CEAV has been damaged or destroyed by fire or other catastrophic cause.

D. The construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high water mark of any navigable waterway.

E. The use of a structure or property is changed.

F. A recreational vehicle is used as a dwelling for more than five (5) consecutive days unless exempt under 9.33(F).

1. The placement of a recreational vehicle, camping trailer, motor home or park model on a parcel must comply with applicable setbacks, the minimum lot area and dimensional requirements for uses and zoning districts in Appendix A.

2. Obtain a sanitary permit for a private on-site wastewater treatment system if the recreational vehicle is provided a connection to potable water and/or electric.

3. Obtain a nonplumbing sanitary system permit if not connected to water and/or electric.

9.33 EXCEPTIONS TO ZONING PERMIT REQUIREMENT

A. New Structure (Costs under \$2,500)

A zoning permit shall not be required when the total fair market value of materials and labor reasonably anticipated for the total cost of constructing a new structure is \$2,500.00 or less, and provided:

1. The structure is less than 200 square feet in size.

2. The structure is not part of a sewerage system.

3. Driveways, sidewalks and walkways greater than 75 ft from the OHWM provided they meet the impervious requirements of the ordinance.

4. The structure conforms with all other requirements of this ordinance.

B. Existing Structure (Alterations under \$2,500.00)

A zoning permit shall not be required for an existing structure when the cumulative fair market value of materials and labor for all structural alterations to the structure, excluding ordinary maintenance and repairs, is \$2,500.00 or less over the life of the structure, and provided:

1. The improvements or alterations do not structurally alter the structure so as to change its use.

2. The improvements or alterations do not include the replacement of an existing impervious surface greater than 200 square feet in size.

3. The structure conforms to all of the requirements of this ordinance.

4. The structural alteration does not result in any further encroachment upon any setback, yard or open space areas controlled by this ordinance.

C. Maintenance and Repairs

A zoning permit shall not be required for the maintenance and repair of a structure.

Marathon County

Sec. 17.802. - Zoning permits.

- 17.802.01. Zoning permits required.
- A. Permit Required. A zoning permit shall be issued before any of the following may occur:
 1.Prior to the erection, structural alteration, or moving of any building or structure except as exempted in this section.

2.Prior to the establishment of a new use, whether the land is currently vacant or if a substantial change in land use is proposed.

- 3. Prior to any change in use of an existing building or structure.
- B. Exemptions. A zoning permit shall not be required for the following:

1. Alterations involving ordinary maintenance and repair.

2.For new minor structures as defined in Section 17.902.

C. Issuance. Zoning permits shall be issued only in conformity with the provisions of this Zoning Ordinance, unless the Zoning Administrator receives a written order from the Board of Adjustment deciding an appeal or variance. Zoning permits shall be issued only if the parcel is in compliance with General Code of Ordinances Chapter 18 Marathon County Land Division and Surveying Regulations and where applicable, issuance of a sanitary permit is a precondition to issuance of a zoning permit.

Structure, Minor. A structure not requiring a zoning permit shall include any small easily movable construction and any structure which has a footprint of no more than 100 square feet (or 100 linear feet or less of fencing), decks 100 square feet or less and/or any structure allowing for handicap access. Minor structures must meet all setbacks for the zoning district in which they are located with the exception of school bus waiting shelters. Small easily movable accessory structures include but are not limited to objects such as, play equipment, tree houses, farm calf hutches, permanent deer stands (without living quarters, plumbing, or running water), outside woodstoves/boilers and other hand movable objects such as, grills, etc. Note Wis. Admin. Code requires counties to issue permits for all structures in floodplain. Minor structures are subject to the applicable Chapter 22 Shoreland, Shoreland-Wetland, Floodplain standards and permitting requirements.

Lincoln County

17.8.50 - ZONING PERMIT REVIEW AND APPROVAL PROCEDURE.

(1)PURPOSE. The purpose of this section is to specify the requirements and procedures for the issuance of zoning permits. A zoning permit is required from the Zoning Administrator in the following instances:

(a)Before any structure, as defined in Section 17.1.14, is erected, affixed, moved, or structurally altered to increase its floor area.

(b)Before the commencement of any structural modification or structural repair of an existing nonconforming structure, or to a structure housing a nonconforming use.

(c)Before the commencement of any ditching, lagooning, dredging, filling, grading as per Chapter 21 of the Lincoln County Code of Ordinances, paving, excavation, drilling, or deposition or extraction of earthen materials in the shoreland zone.

(d)Reserved. (Dltd. #2006-06-477)(e)Before any on-site waste treatment system is constructed or structurally altered, per the requirements of Chapter 22. The Zoning Administrator shall issue a sanitary permit instead of a zoning permit in such instances.

(e)Before any on-site waste treatment system is constructed or structurally altered, per the requirements of Chapter 22. The Zoning Administrator shall issue a sanitary permit instead of a zoning permit in such instances.

Village of Rothschild

§ 234-10 Building permit required.

No person shall build or cause to be built any one- or two-family dwelling without first obtaining a state uniform building permit for such dwelling. Such building permit shall be furnished by the Village of Rothschild. A copy of such permit issued shall be filed with the Village Clerk. A permit shall be automatically revoked if the project set forth on the permit is not completed within two years from the date of issuance of the permit.

§ 584-14 Zoning permits.

A. When required. Unless another section of this chapter specifically exempts certain types of development from this requirement, a zoning permit shall be obtained from the Zoning Administrator before any new development, as defined in § 584-23 of this chapter, or any change in the use of an existing building or structure is initiated.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of buildings or structures; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of earthen materials.

B. Application. An application for a zoning permit shall be made to the Zoning Administrator upon forms furnished by the municipality and shall include, for the purpose of proper enforcement of these regulations, the following information:

(1) General information.

(a) Name, address, and telephone number of the applicant, property owner and contractor, where applicable.

(b) Legal description of the property and a general description of the proposed use or development.

(c) Whether or not a private water supply or sewage system is to be installed.

(2) Site development plan. The site development plan shall be submitted as a part of the permit application and shall contain the following information drawn to scale:

(a) Dimensions and area of the lot;

(b) Location of any structures with distances measured from the lot lines and center line of all abutting streets or highways;

(c) Description of any existing or proposed on-site sewage systems or private water supply systems;

(d) Location of the ordinary high-water mark of any abutting navigable waterways;(e) Boundaries of all wetlands;

(f) Existing and proposed topographic and drainage features and vegetative cover; (g) Location of floodplain and floodway limits on the property as determined from floodplain zoning maps;

(h) Location of existing or future access roads; and

(i) Specifications and dimensions for areas of proposed wetland alteration.

C. Expiration. All permits issued under the authority of this chapter shall expire six months from the date of issuance.

Village of Weston

Section 94.16.04: Zoning Permits

(1) Applicability: No structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally repaired, or structurally altered; and no other action requiring a zoning permit under this Chapter shall occur, until after the owner or his agent has secured a zoning permit or building permit. Every application for a zoning permit or building permit shall be deemed to be an application for a Certificate of Occupancy, governed under Section 94.16.04.

(5) Relationship to Building Permit. Where a building permit is also required for the project per Chapter 14, the Village may combine the building permit and zoning permit into a single application and a single approval.

Section 94.16.05: Building Permit

No building shall be erected, structurally altered, or relocated until a building permit has been issued by the Building Inspector certifying that such building, as proposed, would be in compliance with the provisions of this Chapter and with Chapter 14. No building permit shall be issued until zoning compliance is determined.

Rib Mountain

14.01 - PERMITS; FEES; INSPECTIONS.

(1) PERMIT REQUIRED. No building, plumbing or electrical work shall be performed and no building shall be moved into or within the Town unless a permit therefor is obtained as required in the provisions of this chapter. In addition to any penalty, failure to obtain the proper permit before commencing work shall result in double the applicable fee for each permit required.

14.02 - BUILDING CODE.

(1) PERMIT.

(a)Required. No building or any part thereof shall hereafter be erected within the Town or ground broken for the same except as hereafter provided until a permit therefor shall first have been obtained from the Building Inspector by the owner or his authorized agent. The term building as used in this section shall include any building or structure and any enlargement, alteration, heating or ventilating installation, moving or demolishing or anything affecting the fire hazards or safety of any building or structure.

(b)Building Permit Required. No person shall build or cause to be built any one-or twofamily dwelling without first obtaining a State uniform building permit for such dwelling. Such building permit shall be furnished by the Town. A copy of such permit issued shall be filed with the Building Inspector. A permit shall be automatically revoked if the project set forth on the permit is not completed within two years from the date of issuance of the permit.



Report to Planning Commission

Agenda Item: 896 GARDNER PARK (KLOCKZIEM) CONDITIONAL USE PERMIT Meeting Date: January 24, 2024 Referring Body: Plan Commission Committee Contact: Chris Voll Staff Contact: Peter Wegner, CD/PZ Director Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: 896 GARDNER PARK (KLOCKZIEM) CONDITIONAL USE PERMIT

OBJECTIVE(S): To review the Conditional Use Permit and related documents for the placement of a second principal building on the parcel located at 896 Gardner Park Road.

HISTORY/BACKGROUND: The applicant proposes to place a second principal building on an 11.17-acre parcel, currently zoned RR-5. The justification for the Conditional Use is to care for the applicant's elderly family members. The existing 950sf principal building would be occupied by their elderly family. The proposed second 3400sf principal building would be occupied by applicant's family of five (5).

The Village Ordinance does not contain language like a "multiplier factor" to allow additional Dwelling Units/Guest Cottages on a single parcel of land. For example, if the minimum required lot dimensions for a parcel zoned RR-5 is 5 acres, 300ft minimum lot width, 100ft minimum public street frontage. Additional square footage, lot width and public street frontage would be required for an additional dwelling unit/guest cottage. For example, +2acres, +150ft lot width and +50ft public street frontage.

In lieu of this, the Village Ordinance has the contains the following language to more than one principal building (additional dwelling unit).

§ 520-16 Standards generally applicable to land uses.

K. Number of principal buildings per lot. More than one principal building is allowed on any one lot, but only by conditional use permit in any RR or SF district.

On August 27, 2019 this parcel was granted a variance to reduce the required minimum public street frontage from 100 feet to 0 feet.

A copy of the Site Plan was sent to the Village of Kronenwetter Fire Chief, Theresa O'Brien and Chief of Police, Terry McHugh. Both felt the driveway access is sufficient for emergency vehicles.

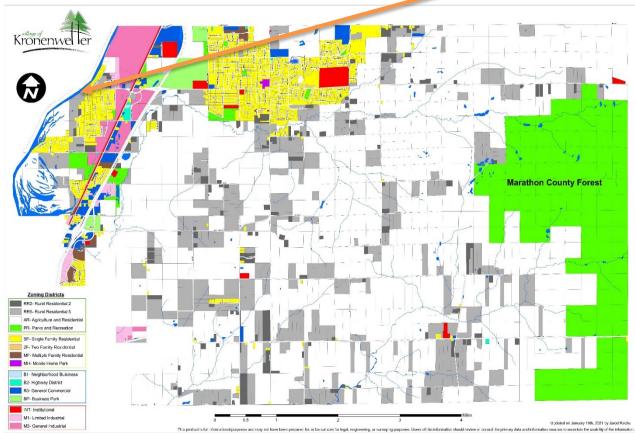
RECOMMENDED ACTION: To approve the conditional use permit request for a second principal building at 896 Gardner Park and accept the findings of fact contained within the Staff Report.

ATTACHMENTS: Conditional Use Permit application, Site Plan, Building Permit and Staff Report.

896 GARDNER PARK (KLOCKZIEM) CONDITIONAL USE PERMIT

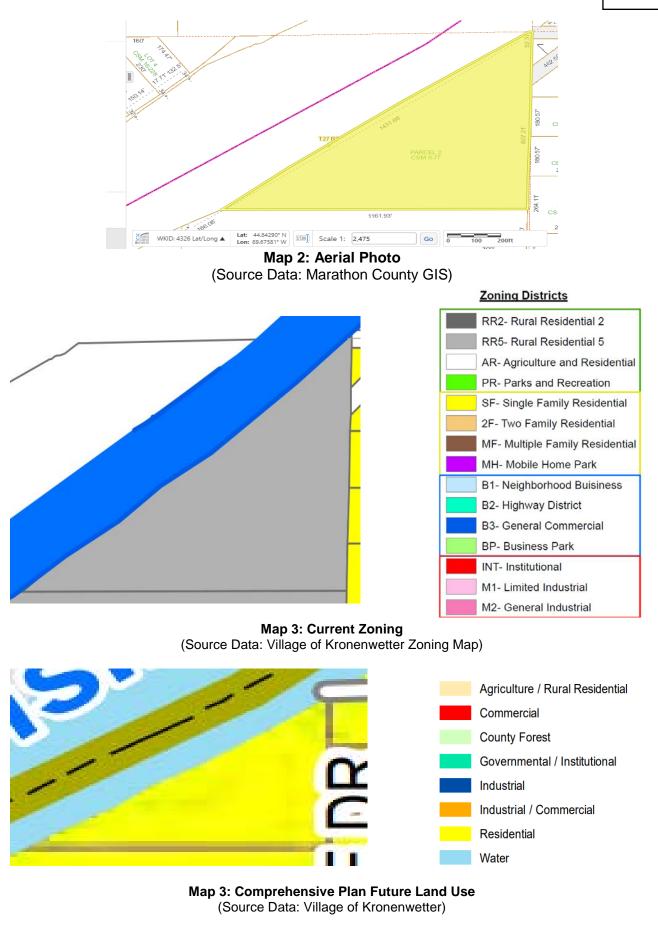
STAFF REPORT FOR PLAN COMMISSION

PUBLIC HEARINGS/ MEETINGS:	Plan Commission Public Hearing:	6:00 p.m. January 24, 2024
APPLICANT:	Dean Klockziem 135763 County Road U Marathon WI 54448	
LOCATION OF REQUEST:	896 Gardner Park, Kronenwetter WI 544	55 (See Map 1)



VILLAGE OF KRONENWETTER OFFICIAL ZOUNG MAP

Map 1: Location Map (Source Data: Village of Kronenwetter Zoning Map)





Map 2: Aerial Photo (Source Data: Village of Kronenwetter)

LEGAL DESCRIPTION OF PROPERTY:	SEC 09-27-07 PT OF GOVT LOT 4 - PCL 2 CSM VOL 9 PG 77 (#2293) (DOC #757591), Village of Kronenwetter, Marathon County, Wisconsin
ZONING:	Rural Residential (RR-5) Zoning District
ACREAGE:	11.17 Acres
LEGAL NOTIFICATION:	A legal advertisement was published in the <i>Wausau Daily Herald</i> on Wednesday, January 10, 2024, and Wednesday, January 17, 2024. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property.

PROPOSED CONDITIONAL USE: Second Principal Building 520-16 Standard Generally applicable to land uses in zoning area Rural Residential 5 (RR-5)

DEVELOPMENT	Subject Property	Rural Residential 5 (RR-5)
PATTERN (AND	North	Wisconsin River Village Boarder
ZONING):	South	Single Family (SF)
	East	Single Family (SF)
	West	Wisconsin River Village Boarder

INTRODUCTION

The applicant proposes to place a second principal building on an 11.17 acre parcel, currently zoned RR-5. The justification for the Conditional Use is to care for the applicant's elderly family members. The existing 950sf principal building would be occupied by their elderly family. The proposed second 3400sf principal building would be occupied by applicant's family of five (5).

The Village Ordinance does not contain language like a "multiplier factor" to allow additional Dwelling Units/Guest Cottages on a single parcel of land. For example, if the minimum required lot dimensions for a parcel zoned RR-5 is 5 acres, 300ft minimum lot width, 100ft minimum public street frontage. Additional square footage, lot width and public street frontage would be required for an additional dwelling unit/guest cottage (principal building). For example, +2acres, +150ft lot width and +50ft public street frontage.

In lieu of this, the Village Ordinance contains the following language to allow more than one principal building (additional dwelling unit) on a single parcel.

- § 520-16 Standards generally applicable to land uses.
 - K. Number of principal buildings per lot. More than one principal building is allowed on any one lot, but only by conditional use permit in any RR or SF district.

On August 27, 2019 this parcel was granted a variance to reduce the required minimum public street frontage from 100 feet to 0 feet.

A copy of the Site Plan was sent to the Village of Kronenwetter Fire Chief, Theresa O'Brien and Chief of Police, Terry McHugh. Both felt the driveway access is sufficient for emergency vehicles.

VILLAGE OF KRONENWETTER PLAN COMMISSION JANUARY 24, 2024

896 GARDNER PARK (KLOCKZIEM) CONDITIONAL USE PERMIT

RECOMMENDED MOTION

Motion to approve the conditional use permit request for a second principal building at 896 Gardner Park and accept the findings of fact contained within the Staff Report.

A Conditional Use Permit requires a "Site Plan" per § 520-121 B(3). The information that must be included within a Site Plan is listed under § 520-124 D(1-27). It should be noted that several of these items (information and supporting documentation) are included within the Building Permit Application. Finally, due to the nature and existing conditions of the development project staff believes two of them do not pertain.

(20) The location, type, height, fixture design, and cut-off angle of all exterior lighting, including a detailed photometric plan showing the distribution of light output across the property to the property lines.

(21) A detailed landscaping plan for the subject property at the same scale as the main plan showing the location, type, and size of all proposed landscaping.

FINDINGS OF FACT CONDITIONAL USE

No conditional use shall be recommended by the Village Plan Commission unless such commission shall find:

- 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 second principal building will be located on a parcel that is currently zoned RR-5. The Future Land Use Map has this parcel zoned Residential. The current ordinance allows more than one principal building on any one lot, with an approved conditional use permit in any RR or SF district. The 2019 Comprehensive Plan encourages residential use in the area.
- 2. 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 improvements, 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 any other plan, program, map, or ordinance adopted by the Village?

The proposed Conditional Use request for a second principal building will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. By meeting the requirements of the Zoning Ordinance, the granting of the conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the area. The parcel is heavily vegetated providing natural buffers between adjacent properties.

- 3. 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? The parcel is zoned RR-5 and abuts RR-5 to the south, SF to the east and WI River to the west. By meeting the requirements of the Zoning Ordinance, the conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts.
- 4. 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? There is an existing driveway access to the property from the end of Gardner Park Road. Access to the proposed second principal building will be obtained from an existing private road located on the property. The existing principal building has its own Private Onsite Wastewater Treatment System (POWTS). The proposed second principal building PowTS. Private well(s) are located on the parcel.
- 5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed Conditional Use for a second principal building does not have any adverse impacts on the surrounding area or the public.

Conditional Use Permit Application

Application Fee: \$300 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.

Wisconsin River

West



Applicant Infor	mation	
1. Applicant	Name Dean Klockzim Phon	ne Number 7/5 \$74-3674
	Address 135763 County R&U Ma	nvalhon, WI S4448
	Email dean Klackzion & yahoo. com	
2. Owner	Name John Civilia Phone	ne Number 715-221-4838
	Address S200 Hampton RZ, Steve	ns Point, WI
	Email in to @ jecinvist. US	
3. Prepared By	Company Name DK Contracting LLC Nar	ne Dear Klackzim
	Address 135763 Courty REV Ma	rathon, WI 54448
	Phone Number 715-574-3674 Em	ail dean Klockzim @ ycheo. com
Property Inform	mation	
	dress 896 Lardner Park Rd Kren	enweller, hJ
5. Parcel Ident	ification # (PIN) <u>145-2707-095-0994</u> 6. Parcel Partを子 ムのの	Acreage 11.17
7. Legal Descri	المردلية المحمد (attach additional sheet if necessary) <u>المحمد المحمد المحم محمد المحمد المحم المحمد المحمد المحم المحمد المح</u>	arth, Range 7 East, Norm of Knonen wetter
	Use request from § 520of the Zoning Ordinance	
9. Generally de	escribe the current zoning and land uses of the subject prop	erty and surrounding properties:
	Property Residence	
	Wisconsin River	
	Res: dential	
	Residential	

Zoning Municipal Boundry

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?
- Dose 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.

Dear Klockzim	
Applicant	Date
John Civilia	
Owner	Date
DK Contracting LLC	11/23/23
Prepared By	Date
FOR OFFICE USE ONLY:	
Application Received 12/12/2023	Cash \$300
Plan Commission:	- Cr.
Meeting Date 1152023 Re	commendation: Approved / Denied
	commendation: Approved / Denied
Conditions (see attached)	- 2023

From: john ciulla jciulla2004@yahoo.com
Subject: Add additional use questions
Date: December 6, 2023 at 9:28 AM
To: Dean Klockziem River House Deck Deanklockziem@yahoo.com

Dean,

Below are my responses to the referenced questions:

(2) Expanding Home: Building a Second Home for Generational Living

Introduction

The second home would be for our family of 5 to live in and the existing 950sqfy garage with upper living area would be for our grandparents to live in due to medical reasons. The second home will be a 3 bedroom, 2 1/2 bath, 2260 sqft to support our family with 3 little boys. We are extremely excited to start this project that will allow us to not only take care of our grandparents but have adequate home to live in as well.

1. Strengthening Family Bonds

One primary motivation for building a second home on our property is to bring your family closer. Living in close proximity fosters stronger family bonds, allowing us to share more moments, create cherished memories, and provide emotional support for one another. Grandparents can play a significant role in the upbringing of younger family members, passing down wisdom and traditions. They will also have us to support their medical needs.

2. Privacy and Independence

While living together as a family is wonderful, it's essential to balance togetherness with privacy. A second home on your property provides grandparents and parents with their independent living space. They can maintain their autonomy while being just a stone's throw away, ensuring everyone's comfort and happiness.

3. Care and Support

As family members age, their health and well-being become more critical. Having your parents and grandparents nearby simplifies caregiving, as you can readily provide assistance when needed. This setup not only reduces the emotional and financial burden but also ensures that they receive the best possible care.

4. Financial Benefits

Building a second home can offer financial advantages for the entire family. It can be a cost-effective approach to housing multiple generations. Shared expenses like utilities and property maintenance can lead to significant savings for all involved, while also enhancing the property's value.

5. Multigenerational Living Trends

Multigenerational living is a growing trend that aligns with the changing dynamics of modern families. It enables families to adapt to economic uncertainties and promote sustainable living. Furthermore, it can be a solution to address affordable housing challenges and housing shortages, allowing your family to live comfortably without straining your budget.

6. Customization and Comfort

Building a second home on our property allows us to design the space with your family's specific needs and preferences in mind. We can ensure that it's accessible and comfortable for family members of all ages, taking into account mobility, safety, and aesthetics.

7. Legacy and Tradition

For many families, the idea of preserving and continuing family traditions is vital. A multi-generational living arrangement is a wonderful way to pass down values, stories, and traditions from one generation to the next. Your children can learn from their grandparents, creating a sense of continuity and connection to their roots.

8. Community and Social Support

By living in such proximity, your family can build a strong support system not only within your family but also within your community. You can share resources, help each other in times of need, and contribute positively to your neighborhood.

Conclusion

Building a second home on your property to accommodate your family, including grandparents and parents, is a profound decision. It promotes family togetherness, independence, and care, while also offering financial and emotional benefits. The concept aligns with modern trends in multigenerational living and allows you to create a unique and comfortable space tailored to your family's needs. Moreover, it preserves tradition and fosters a strong sense of community. Overall, this endeavor is an investment in our family's happiness and well-being, ensuring that multiple generations can thrive together under one roof.

Thank you for your consideration and hopeful approval!

The Ciulla Family

G: (1) the propose conditional use is in harmony with the comprehensive plan and the village.

(2) this property does not have any adverse impact on any nearby property due to the acreage of land that I own.

(3) the conditional use applies with all desired consistency of land uses, and does not have any type of detrimental impact to the property.

(4) conditional use is located in an area that can be adequately served and it already has the proper easements in sanitary permits, applicable.

(5) conditional use will benefit the public by increasing the value of the property and land.

Expanding Home: Building a Second Home for Generational Living

Introduction

The second home would be for our family of 5 to live in and the existing 950sqfy garage with upper living area would be for our grandparents to live in due to medical reasons. The second home will be a 3 bedroom, 2 1/2 bath, 2260 sqft to support our family with 3 little boys. We are extremely excited to start this project that will allow us to not only take care of our grandparents but have adequate home to live in as well.

1. Strengthening Family Bonds

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2. Privacy and Independence

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4. Financial Benefits

Building a second home can offer financial advantages for the entire family. It can be a cost-effective approach to housing multiple generations. Shared expenses like utilities and property maintenance can lead to significant savings for all involved, while also enhancing the property's value.

5. Multigenerational Living Trends

Multigenerational living is a growing trend that aligns with the changing dynamics of modern families. It enables families to adapt to economic uncertainties and promote sustainable living. Furthermore, it can be a solution to address affordable housing challenges and housing shortages, allowing your family to live comfortably without straining your budget.

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8. Community and Social Support

By living in such proximity, your family can build a strong support system not only within your family but also within your community. You can share resources, help each other in times of need, and contribute positively to your neighborhood.

Conclusion

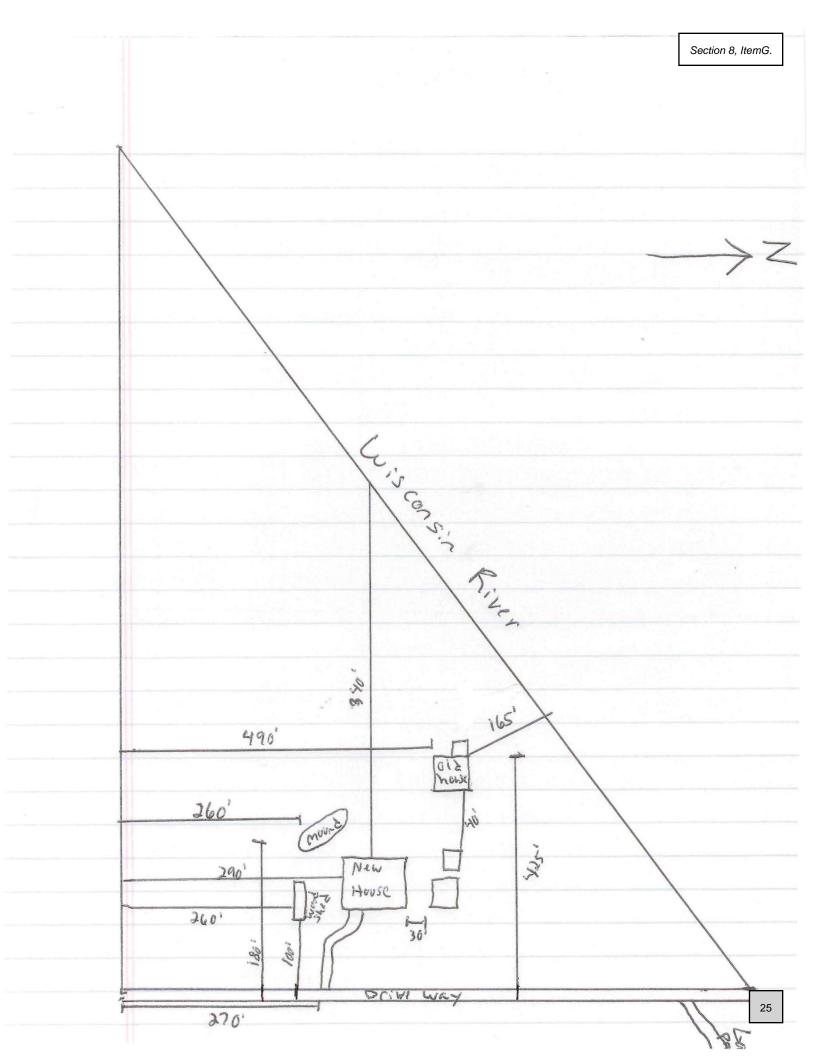
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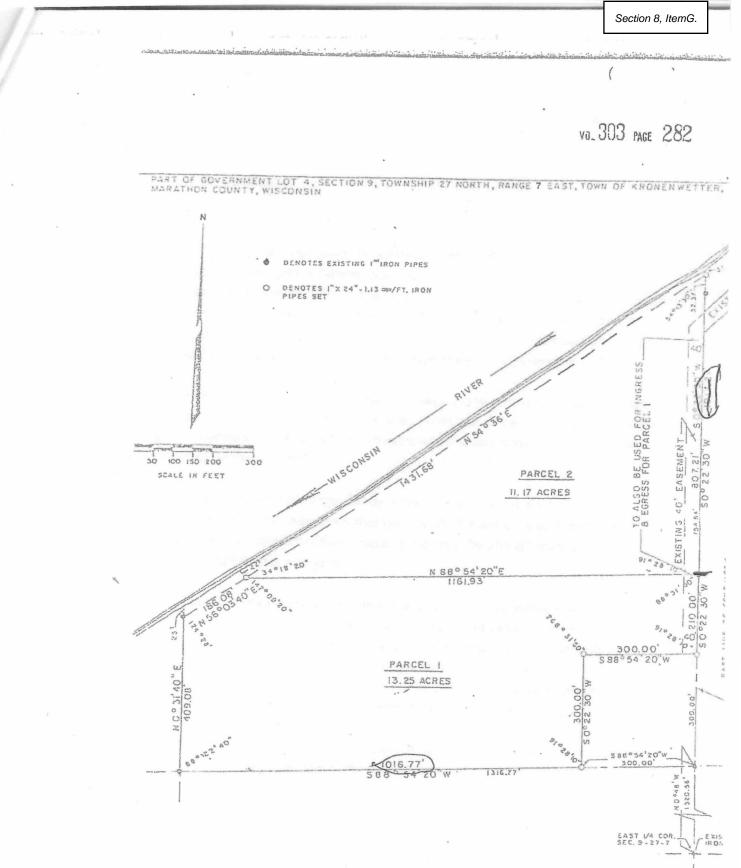
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Thank you for your consideration and hopeful approval!

The Ciulla Family

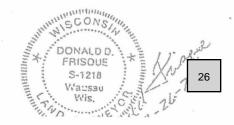






WILLIAM C. VULLINGS

See over for description.



		Section 8, ItemG.				
MARAIH	ON COUNTY	PERMIT # 2023 - SA				
ST	ATE SANITARY	PER M Transfer/Re				
OWNER:	JOHN CIULLA	Chapter 145.135 (2) visc onsin				
	ERICA CIULLA	(a) The purpose of the sanitary erm it is to describe				
VILLAGE OF:	KRONENWETTER	(b) The approval of the sanitaryerronit is				
	Govt. Lot 4,Sect. 9, T27N,R7E	(c) The sanitary permit is valid and may be specified period.				
CSM:	VOL 9 PG 77 (#2293) (DOC #757591)	(d) Changed regulations will not impair th				
SUBDIVISION:		(e) Renewal of the sanitary perminent it will be regulations in force at the time of renewall changed regulations may improved errenewall				
	LOT: LOT 4 - PCL 2 BLOCK:	(f) The sanitary permit is transfermed rable. History: $1977 c. 168; 1979c. 34, 221; 1981$				
PLUMBER:	MIKE ANDERES	Note: If you wish to renew the permit, or tree the permit, please contact the county				
	LICENSE: #996568	Date: 11/6/2 023				
Authorized Issuing Officer:						
THIS PERMIT EXPIRES 11/06/2025 UNLESS RENEWED BEFORE THE AT						
POST IN PLAIN VIE						

MUST BE VISIBLE FROM THE ROAD FRONTING THE LOT DURING CONSTRUCTION

Г

	R	EVISED 2						
DSPS	4822 M Ma F	ry Services Division Madison Yards Way dison, WI 53705 P.O. Box 7302 dison, WI 53707		County Sanitary Permit Nu 2023-		1		ItemG.
Sanitary Per	mit Applicat	ion		State Transaction N	lumber	J-	M	112
In accordance with SPS 383.21(2), Wis. Adm. Code, sub	mission of this form to t	he appropriate governi		2023 - Project Address (if				M >
required prior to obtaining a sanitary permit. Note: Appl the Department of Safety and Professional Services. Per-				Ploject Address (II	unterent	then n	lannig	nuur(-ss)
purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.			896	Gardner	Park Ro	bad	
I. Application Information – Please Print All Information Property Owner's Name								and all the same first and the same
John Ciulla					095-0994			
Property Owner's Mailing Address				Property Location				
5200 Hampton Road City, State	Zip Code	Phone Number		Govt. Lot 4		1/4	Santio	9
Stevens Point, WI	54482	715-321-	4838				(circle	e one)
II. Type of Building (check all that apply)		Lot #		T 27 N;	R	7	E	orW
X I or 2 Family Dwelling - Number of Bedrooms	4			Subdivision Name				
		Block #						
Public/Commercial - Describe Use				City of	-			
State Owned - Describe Use		CSM Number		X Village of	ŀ	Cronen	wetter	
		PCL 2 CSM VOL 9 PG 77 (#2293) (DOC #757591)						
III. Type of POWTS Permit: (Check either "New	" or "Replacement"	and other applicatl	ole on line A. C	heck one box on li	ne B. Co	mplet	e line (Cif
applicable.)						<u></u>		
New System Replacement Sy	stem Other Mod	ification to Existing S	ystem (explain)	Additional Pret	reatment	Unit (e	xplain)	
B. Holding Tank X In-Ground	At-Grade	Mound	d	Individual Sit	te Design		Other T	'ype (explain
C. Renewal Before Revision	X Change of	Plumber 🔲 Transf	er to New Owne	List Previous Perm		r and I	Date Iss	ned
Expiration IV. Dispersal/Treatment Area and Tank Inform				2023-SAN-001	3		Sec. 1	
Design Flow (gpd) Design Soil Application Rate (g	and the second se	Required (sf)	Dispersal Area	Proposed (sf)	Syste	m Elev	ation	
600 0.7		57.1	880.0			94		
Tank Information Capacity in Gallons	Total Gallons	# of Units	Manufact	urer	fab crete	cted	Steel	Glass
New Tanks Existing	Tanks				Prefab Concrete Site Con-	stru	Ste Ste	Gla
Septic or Holding Tank 1,255	1,255	1	Antigo Bl		x	+	-	
Dosing Chamber								
V. Responsibility Statement- I, undersigned, as Plumber's Name (Print) Plumber's Name (Print)	sume responsibility I	for installation of th	he POWTS sho	MP/MPRS Number	d plans.		none Ni	umber
Mike Anderes	17/10			996568		(715) 506-2	578
Plumber's Address (Street, City State, Zip Code)	0							
P.O. Box 97, Brokaw, WI, 54417								
VI. County/Department Use Only	Dural Far	T. Data Issued	I Incominent Ann	at Cianatura				
Approved Disapproved	S D D	Date Issued	psocing Age	nt Signature				
- Owner Owen Reason for Demail								
Conditions of Approval/Reasons for Disapprova	11		0 1	RE	CE	V	ED)
SEE APPROVAL				00	CT 2 6	202	2	
LETTER				UU	,1 2 0	202	3	
				MARATHO	N CO. C			

Attack to complete plaus for the system and submit to the County only on paper not less than \$ 1/2 x 11 inches in size

SBD-6398 (R.02/22)



Marathon Courts CPZ Department 210 River Drive, Watsau WI 51403-5149 (715) 261-6000

Marathon Cou	inty	App	lication	for Sa	nitary	Permit
--------------	------	-----	----------	--------	--------	--------

2

Sanitary permits expl. e two years after the date of issuance unless the permit is renewed prior to expiration. All renewals are subject to the State codes in effect on the date of renewal. The CPZ department shall inspect all systems before covering.

	JAN AND ERICA C		Contraction of the International Contraction of the				
Mailing Address 8	6 GARDNER PARK	RD	Si	te Aldres SAME			
K	RONENWETTER, V		an			Zip Code: 54455	
Home and Cell #	an a	gaar oo talayayaa oo talayaa a	and the statement of the second statement of the secon	Driving Sketch			
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Parcel # (PIN#) 14	15-2707-095-0994	AND A DISCOUNT OF THE OWNER OWNER OF THE OWNER OWNE	1.17 ac				
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<u>Pt of</u> 1/4,							
Subdivision/CSM Lot_GOVT 4	POL 2 CSM VOL 9 PG 77 (n a hadadh an dh'ileanna a naogha				
Structure: New 🗸	Existing	D					
FOWTS New			Yes No.				
Certified Soil Test	ISAAC BA	ARBER					
Plumber	COLUMN TRANSPORT	UARDT #7202		Email Bland	Voc ZNo	Mail Plans Ves	
	Mille P	maures.	#996568				140
1	DO NOT WRITE B	ELOW THIS LI	NE	DO	NOT WRITE	BELOW THIS LINE	
	# 2023 SAN	-0013	County ID#C	28-SAN-00	13 1	Permit # 2023 - 5	AN- 1013
FEES Soil Ver.	DATE 01/30/23	AMOUNT 100.00	Design	Criteria		Review Date 02/03/20 By Chilly Statice	
Permit Fee	1-24-23	500.00	System Type	(oni.	6 1	2nd Review Date 02/0	
Plan Review			# Bedroonis	3	Bara watar of Baran wat	By Cat V Car	
Recording Fe	e		Non-res. Des.		0091		000
Plumber	10/26/25	Shad	110/1103.003.1			Date Issued 02/03/2	Revision
Transfer Renewal	10/26/6		Tanks #	Total Vol.	leave	By Shelly Statice	approved
Reconnect			Pump			Notification Date	SS 10/18/23
	- 10-17-23	85.00	Septic 1	1255		an sugar an un a comparation and a statement of the statement of the statement	· · · · · · · · · · · · · · · · · · ·
1 10/18 0/19 10/19		1	Rolding			Acceptance Date	
Parena	FM (at	rh v Dia	Vert. Li	fr		-	
2 cells, 1	22 Q4+ chambe	ors/cell					
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≠ of (, nes	DiaI	gth_	Orf. Spacing	Orf. Dia.		County Zoning	_ Yes 🔯 Ni
Manifald (ath > 1)	12	Sys Eld	vation <mark>94 0</mark>	ISD		Shoreland	
						HT Agreement	e colonique - consequences
Mound or Ac-Gra-	te Dimensions. W	L		I K	ne a Magaza a Parro Aut/Masa	Officer	entralis en llaboraria de la constitución en en en el
Date 02/03/2023	Inspector	. (uspe	ction/Remarks approved.conv				
11/6/2023	SS		f plumber appro	ved		RECEIV	/ED
	ang, ggalan an ing provinsi si si na sa		er van Malle Marine, die stree were fakte kaam in die sooste in die ge	anna mire Social Balances e sour All addiere ine	n fanansaldage gewind so	JAN 2 4 20	123
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November 6, 2023

MIKE ANDERES PO BOX 97 BROKAW, WI 54417

RE: CONDITIONAL PLAN APPROVAL Approval Expires: NOVEMBER 6TH, 2025 FOR: POWTS PLANS for JOHN AND ERICA CIULLA Plan ID# (or County ID#) 2023-SAN-0013

SITE:

Village of KRONENWETTER, Parcel ID# 145-2707-095-0994

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes, Wisconsin Statutes, and the Marathon County Private Sewage Systems Ordinance. The submittal has been CONDITIONALLY APPROVED. The property owner is responsible for compliance with all code requirements.

No person may engage in or work at plumbing in the state unless licensed to do so by the Wisconsin Department of Safety and Professional Services per s.145.06, Wisconsin Statutes.

The following conditions shall apply to this approval:

- The agent obtaining the permit on the behalf of the property owner is responsible for the installation and maintenance of all <u>Best Management Practices (BMPs)</u> on-site, prior to, and during construction activities to ensure there is no unreasonable erosion or sediment deposited in natural or sensitive areas. These areas include but are not limited to DNR mapped and/or delineated wetlands, mapped floodplain, or navigable water features (lakes, ponds, rivers, creeks or streams). BMP's shall remain in place and shall be maintained until the site is stabilized with vegetation or other erosion control practices are implemented. These BMPs include structural and non-structural measures, practices, and techniques used to avoid or minimize the runoff of soil, sediment, or pollutants into waters of the state. Please refer to the DNR technical standards, models, and examples for appropriate erosion control practices to ensure the project is in compliance with all Federal, State, and Local regulations and standards.
- The property owner is responsible for all permits and/or approvals for the installation of POWTS components in relation to transmission facilities (buried or above ground utilities).
- The building sewer must be bedded in accordance with SPS 382.30(11), Wis. Admin. Code. Bedding must be in place at the time of system inspection.
- All components shall be constructed of materials and products that are of a type recognized under SPS 381
 384, Wis. Admin. Code.
- A copy of the approved plans and this letter shall be on-site during construction and open to inspection by authorized representatives of the Wisconsin Department of Safety & Professional Services or Marathon County Conservation, Planning and Zoning Department.
- Inspection of this private on-site wastewater treatment system is required as specified in Section 15.27 and 15.30 of the Marathon County Private Sewage Systems Ordinance. Arrangements for inspection(s) shall be made with this office in accordance with these sections.

Conservation, Planning & Zoning Department

Section 8, ItemG.

Conventional Septic System Design

Project:	John Ciulla	
Legal Description:	Gov't Lot 4,Sec.9,T27N,R7 E	
Town/County:	Kronenwetter, Marathon	
PIN#:	145-2707-095-0994	

Page
1
2
3
4,5
6

Design Utilizes Wisconsin Department of Safety and Professional Services Manual In-Ground Soil Absorption Component Manual Version 2.1 (May 2022-2027)

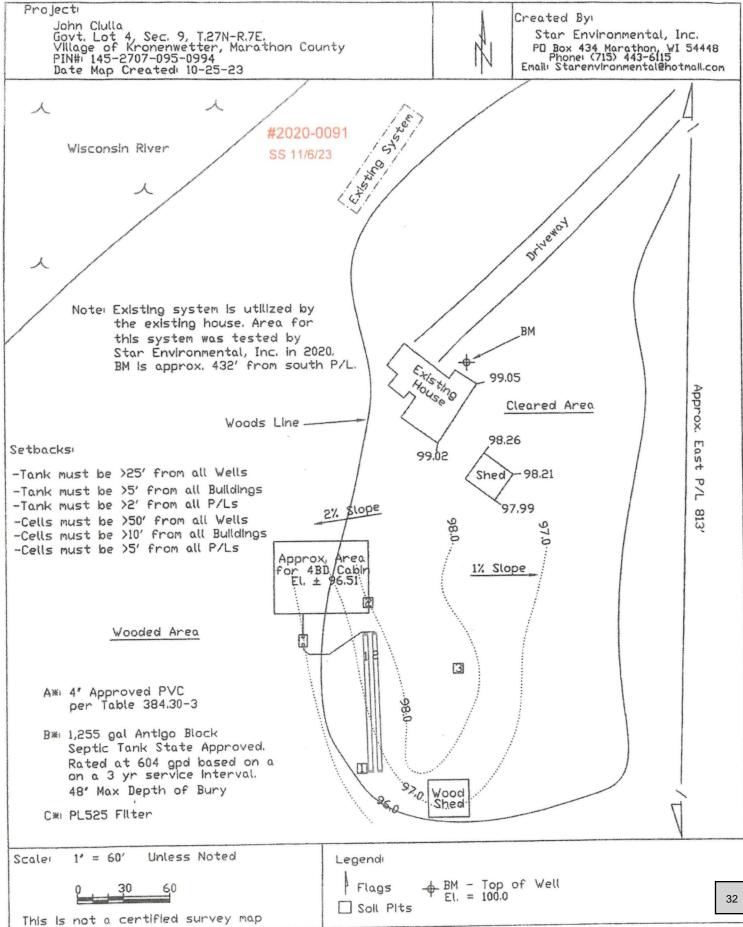
Designer:	Mike Anderes	License Number:	996568
Date:	10/25/2023	Phone Number:	(715) 506-2578
Signature _	Jm/a		
	P.O.W.T.S.		
C	Conditionally		
MARATHO	PROVED		RECEIVED

OCT 2 6 2023

MARATHON CO. CONSERVATION, PLANNING & ZONING DEPT

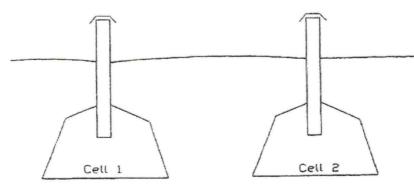
Section 8, ItemG.

REVISED 2

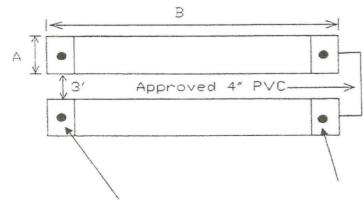


Dana

Conventional Cross Section & Plan View

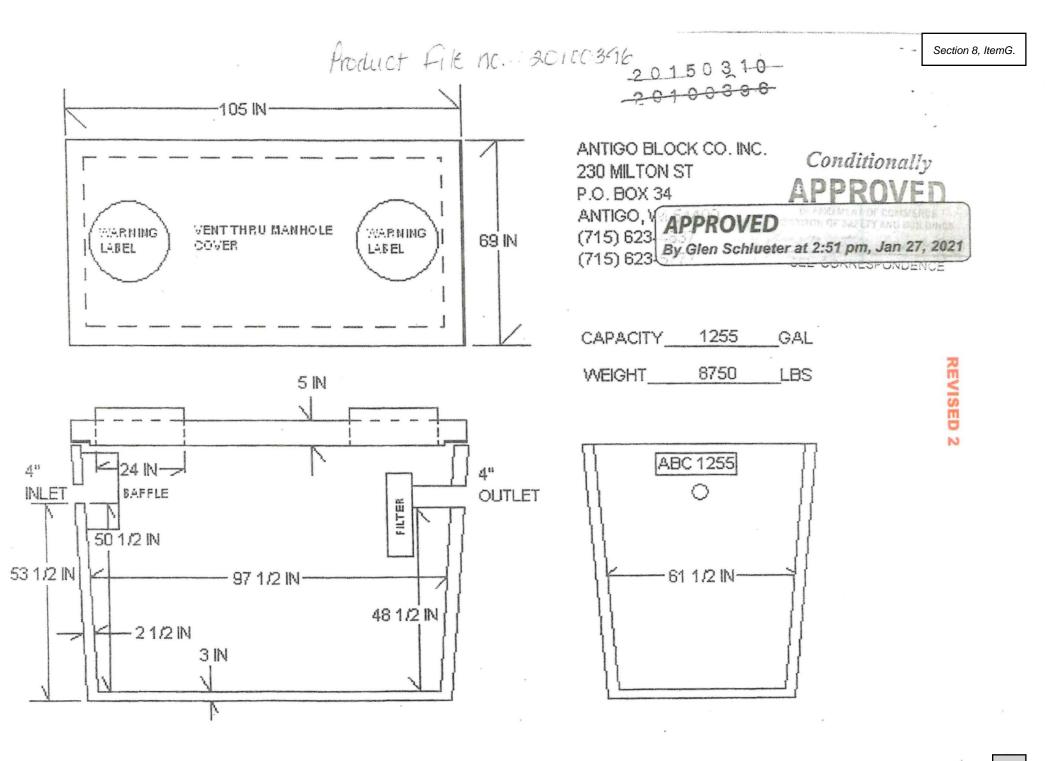


Cell 1		Cell 2	
System Elevation	94.00	System Elevation	94.00
Existing Grade	96.5-97.2	Existing Grade	96.75-97.5
Final Grade	96.5-97.2	Final Grade	96.75-97.5



Gallons Per Day (gpd)	600.0	
Soil Loading Rate	0.7	
Absortion Area Required	857.1	
Chamber Manufacturer	Infiltrator	
Chamber Model	Quick4 Plus Standard	
EISA per Chamber	20.0	
Number of Cells	2.0	
# of Chambers per Cell	22.0	
EISA Proposed	880.0	
EISA Required	857.1	
Cell Width (ft)	3	
Cell Length (B) (ft)	88 feet, 90 feet w/ endcaps	
Distance Between Cells (ft)	3	

One observation pipe to serve as a vent; terminate 12" above final grade with approved vent cap Two Schedule 40 Observation Pipes at end of each cell; 4" diameter bottom to be open with lower 6" to have 1/4" to 1/2" slots, anchored, extend to final grade with a water tight cap, located at end of Cells



Page 3

REVISED 2

MANAGEMENT PLAN

This Private Onsite Wastewater Treatment System (POWTS) has been designed, and is to be installed and maintained according to SPS 383, Wis. Admin. Code, the In-Ground Soil Absorption Component Manual for Private Onsite Wastewater Treatment Systems (SBD-10705-P; N.01/01), and the <u>Marathon</u> County Private Sewage System Ordinance.

 1. This POWTS has been designed to accommodate a maximum daily flow of
 600

 gallons of domestic wastewater-per day.

The quality of influent discharged into the POWTS treatment or dispersal component shall be equal to or less than all of the following:

- a monthly average of 30 mg/L fats, oils and grease.
- a monthly average of 220 mg/L BOD5.
- a monthly average of 150 mg/L TSS.

Wastewater shall not be discharged to the POWTS in quantities or qualities that exceed these limits or that result in exceeding the enforcement standards and preventative action limits specified in ch. NR 140 Tables 1 & 2 at a point of standards application, except as provided in SPS 383.03(4), Wis. Admin. Code.

2. The owner of this POWTS is responsible for system operation and maintenance. The following maintenance shall occur within three (3) years of the date of installation and at least once every three years thereafter:

A. The septic tank shall be pumped by a certified septage servicing operator, licensed under s.281.48, Wis. Stats, unless inspection by licensed master plumber or other person authorized to make such inspection, finds less than one-third (1/3) of the tank volume occupied by sludge and scum. More frequent pumping may be necessary to prevent solids from exceeding one-third (1/3) of the volume of the tank.

Wastes shall be disposed of by the pumper in accordance with Ch. NR 113, Wis. Admin. Code.

The septic tank/dose chamber is within 150' and not more than 15' below the servicing pad

SPS 383.54 (1)(e) states: "The management plan for a POWTS shall specifically address the servicing mechanics of an aerobic or anaerobic treatment tank or a holding tank where either of the following conditions exist:

1. The bottom of the tank is located more than 15 feet below the elevation where the servicing pad is located.

2. The bottom of the tank is located more than 150 feet horizontally from where the servicing pad is located.

At each pumping the pumper must visually inspect the condition of the tank, baffles, risers and manhole cover and verify that any required locks are present.

Page 4 of 6

REVISED 2

B. The soil absorption component(s) shall be visually inspected by a licensed master plumber, certified septage servicing operator or POWTS inspector. Inspection shall check for evidence of discharge of sewage to the ground surface and for ponding of effluent in the distribution cell.

C. The tank filter(s) shall be inspected and cleaned to remove any accumulated solids according to manufacturer's specifications. The filter cartridge shall not be removed unless provisions are made to retain solids in the tank. Cleaning of the filter at more frequent intervals may be necessary.

D. Any pump, alarm or related electrical connections shall be visually checked for defects and tested to confirm that they are operating properly.

E. Reports for all system maintenance shall be submitted to	Marathon	County in
accordance with SPS 383.55, Wis. Admin. Code and the	Marathon	County
Private Sewage System Ordinance.		70

3. Defects or malfunctions identified during maintenance described in item #2 above shall be repaired in conformance with SPS 383, Wis. Admin. Code, and the <u>Marathon</u> County Private Sewage System Ordinance. The User's Manual, provided to the owner of the POWTS includes the names and telephone numbers of the properly licensed individual(s) to contact for such repairs.

4. Anytime a failure or malfunction occurs, it shall be reported to the person(s) identified in the User's Manual for this POWTS. Repair or correction of such failure or malfunction shall comply with SPS 383, Wis. Admin. Code, and the ______ Marathon _____ County Private Sewage Ordinance.

5. No one should enter a septic or other treatment tank for any reason without being in full compliance with OSHA standards for entering a confined space. The atmosphere within these tanks may contain lethal gases, and rescue of a person from the interior of the tank may be difficult or impossible.

6. No product for chemical or physical restoration or chemical or physical procedures for POWTS may be used unless provided by the Department of Commerce in accordance with SPS 384, Wis. Admin. Code.

7. In the event that this POWTS or a component of this POWTS fails and cannot be repaired, the following contingency plan is proposed:

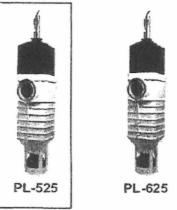
If system failure occurs, a new certified soil evaluation will be completed to identify a new area for a replacement system.

 8. If this POWTS is replaced, or its use discontinued, it shall be abandoned in accordance with SPS 383.33, Wis. Admin. Code.
 Form No. OPOWTS-13-004 Revised: 7/08/2004



INSTALLATION INSTRUCTIONS PL-525/PL-625 FILTER

PL-525 PL-625 FEATURES & BENEFITS



The PL-525 625 Effluent Filter should operate efficiently for several years under normal conditions before requiring cleaning. It is recommended that the filter be cleaned every time the tank is pumped or at least every three years. If the installed filter contains an optional alarm, the owner will be notified by an alarm when the filter needs servicing. Servicing should be done by a certified septic tank pumper or installer. Features & Benefits:

- Rated for 10,000 GPD
- PL-525 = 525 Linear Feet of 1/18" Filtration
 PL-625 = 625 Linear Feet of 1/32" Filtration
- . Accepts 4" and 6" SCHD. 40 pipe
- Built in Gas Deflector
- Automatic Shut-Off Ball when Filter is Removed
- Alarm Accessibility
- Accepts PVC Extension Handle

• By approving this permit, Marathon County does not certify to the accuracy of the parcel boundary information provided. No part of this plan should be interpreted as a legal property survey.

In granting this approval the Marathon County Conservation, Planning and Zoning Department reserves the right to require changes or additions should conditions arise making them necessary for code compliance.

The owner of the system shall be responsible for proper maintenance and management of the system, including all provisions of the maintenance agreement and management plan(s) submitted to the county and SPS 383, Wis. Admin. Code.

Inquiries concerning this correspondence may be made at (715) 261-6000 or the address on this letterhead.

helly stre

Shelly Solstice Onsite Waste Specialist

cc owner

Wisconsin Department of Commerce

SOIL EVALUATION REPORT

Section 8, ItemG.

Page	1	of	4
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Divisi	ion of Safety	and Buildings								
in accordance with SPS 385, Wis. Adm. Code			County	County Marathon						
Attach complete site plan on paper not less than 8 1/2 x 11 inches in s include, but not limited to: vertical and horizontal reference point (BM), percent slope, scale or dimensions, north arrow, and location and dist				(BM), directio	on and	Parcel I.D.	MINDER		707-095-0994	1
Please print all information.				Reviewed by	Reviewed by Date					
	Parconal inform	•	ised for secondary purposes (P	rive ou Levy c	45.04 (4) (m))	,				
Propert	v Owner	nation you provide may be t	13ed for secondary purposes (P	Property						1
	,	John Ciulla				c o	T 07 M	o 7	X angener	
Property	v Owner's M	ailing Address		Gov't Lot Lot #		S 9 Jbd. Name or CSM	T 27 N	R 7	E (or) W	
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City		State Zip Code	Phone Number		City)	γ Village	Town	Neares		
1	ens Point	WI 54482	715-321-4838		and Broom	onenwetter		1	6 Gardner Pa	ark Road
Barrington A	ew Construct	tion Use: <u>x</u>	Residential/Number			<u>3</u> Co	de derived de	sign flow	rate 45	50 GPD
Parent	Material	Loa	amy deposits over sand	y outwash		Flood Plair	elevation if a	pplicable		ft.
Genera	۔ Comments ا		between soil pits 1, 2,		table for an in					
	commendati	The area	consisting of 17 - 4' Qui							
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		Boring								
1	Boring #			50 ft	D.		122	in		
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Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Boundary	Roots	GPI	D/ft ²
	in.	Munsell	Qu. Sz. Cont. Color		Gr. Sz. Sh.		boundary		*Eff#1	*Eff#2
1	0-7	10YR 3/3		SL	2MGR	MVFR	AW	3VF-C	0.6	1.0
2	-19	7.5YR 4/4	-	LS	1MABK	MFR	CW	3VF-M	0.7	1.6
3	-40	10YR 4/6	-	S	SG	ML	CW	2VF-F	0.7	1.6
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					Deh	th to limiting facto	, <u> </u>	- "''	Soil Applic	ation Rate
Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Boundary	Roots	GPD)∕ft²
1	in. 0-7	Munsell 10YR 3/3	Qu. Sz. Cont. Color	SL	<u>Gr. Sz. Sh.</u> 2MGR	MVFR	AS	3VF-C	*Eff#1 0.6	*Eff#2 1.0
2	-21	7.5YR 4/4	-	LS	1MABK	MFR	CW	3VF-M	0.7	1.6
3	-45	10YR 4/6		S	SG	ML	CW	2VF-F	0.7	1.6
4	-119	10YR 6/6	_	GRS	SG	ML	-	1VF	0.7	1.6
	-119	1018 0/0	-	943		IVIL			0.7	1.0
L	* Effluent #:	ll 1 = BODs>30<220 mg	 g/L and TSS >30≤150 mg	I	* Effluer		_I nd TSS ≤30 mi	11 g/L		
CST Name	e (Please Pri		Signat		a.111	2 - /		CST Nun	nber	
		Isaac Barber		Ŵ	1001/ G	a/		15	52010	
Address				Date	Evaluation Co	onducted			ne Number	

12/19/2022

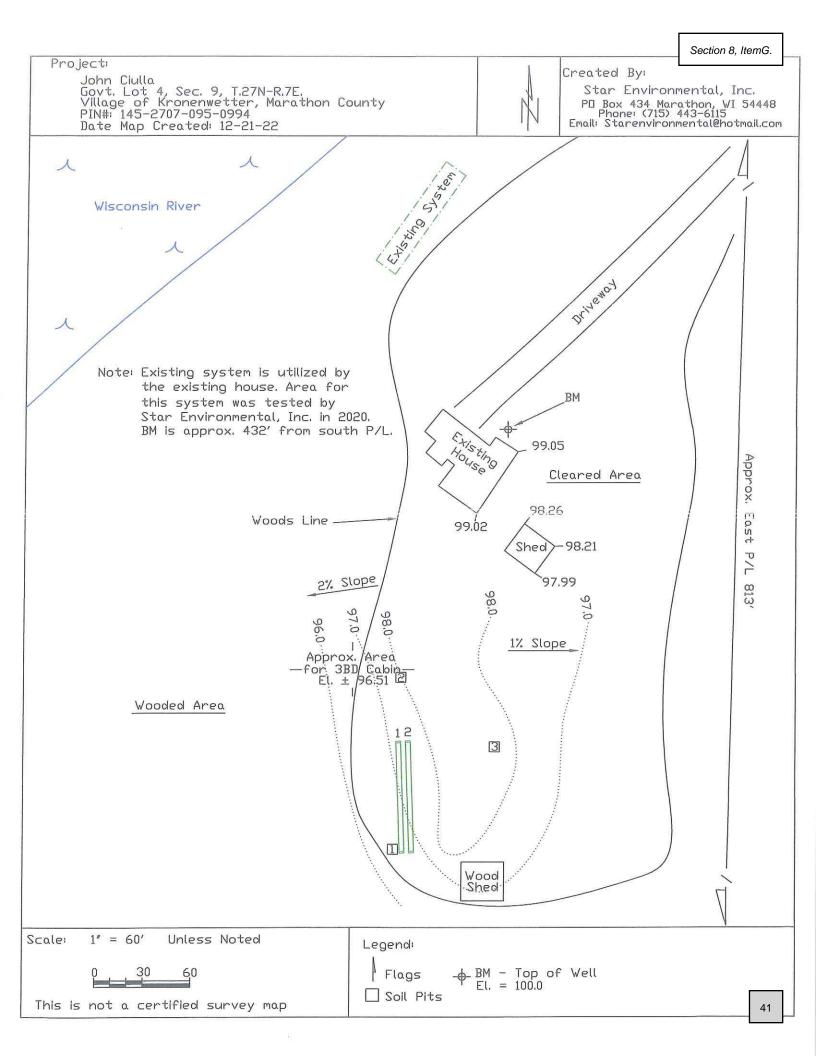
(715)	443-6115	

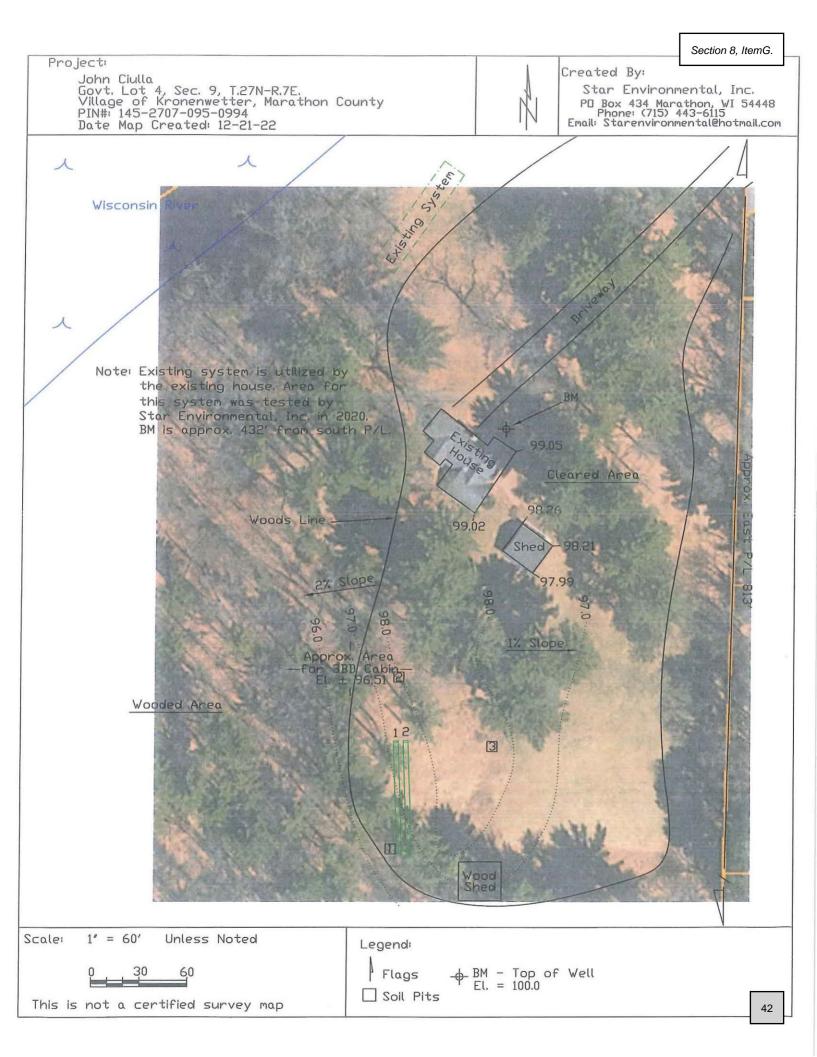
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Property	/ Owner	John Ciul	la Parc	el ID#	14	5-2707-095-0994		60	Page 2	of	
3	Boring #	Boring X Pit Gro	ound surface elev. 9	8.26 ft	Dep	th to limiting factor	r <u>120</u>	_in.			
			· · · · · · · · · · · · · · · · · · ·						Soil Applic	ation Rate	
Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Boundary	Roots	GPD/ft²		
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1	0-6	10YR 3/3	**************************************	SL	2MGR	MVFR	AS	3VF-C	0.6	1.0	
2	-24	7.5YR 4/4	_	LS	1MABK	MFR	CW	3VF-M	0.7	1.6	
3	-49	10YR 4/6	-	S	SG	ML	CW CW	2VF-F	0.7	1.6	
4	-120	10YR 6/6		GRS	SG	ML	-	1VF	0.7	1.6	
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										G1102	
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			Man								

* Effluent #1 = BODs>30<220 mg/L and TSS >30<150 mg/L

* Effluent #2 = BOD5≤30 and TSS ≤30 mg/L







NAME : DK CONTRACTING LLC

Wisconsin Department of Safety and Professional Services Division of Industry Services



Online Building Permit System

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<< PREVIOUS	
RISDICTION : Village of KRONENWETTER	
OJECT TYPE : New	
RMITS : Construction HVAC Electric Plumbing	
RCEL NUMBER : 145-270	
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wner	
ME : John Ciulla	
DRESS 5200 Hampton Rd, Stevens Point, 54482	
NTACT (715) 321-4838, info@jecinvest.us	

LIC/CERT # : DC-091800020 EXP DATE : 09/14/2024 ADDRESS 135763 County Road U, Marathon, 54448 CONTACT (715) 574-3674, deanklockziem@yahoo.com

DWELLING CONTRACTOR QUALIFIER NAME : DEAN KLOCKZIEM LIC/CERT # : DCQ-091800061 EXP DATE : 09/14/2024 ADDRESS 263 County Road U, Marathon, 54448 CONTACT (715) 574-3674, deanklockziem@yahoo.com

HVAC CONTRACTOR/QUALIFIER

NAME : LEE'S DAIRY SERVICE & SUPPLY INC - DBA LEES EQUIPMENT LIC/CERT # : 12873 EXP DATE : 03/29/2026 ADDRESS 1760 COUNTY RD S, EDGAR, 54426 CONTACT (715) 212-6966,

ELECTRICAL CONTRACTOR

NAME : MARTIN WIESE ELECTRIC LIC/CERT # : 1035943 EXP DATE : 06/30/2026 ADDRESS 122945 WOZNIAK RD, ATHENS, 54411 CONTACT (715) 551-8508, pmtmhackel@yahoo.com

ELECTRICAL MASTER ELECTRICIAN

NAME : MARTIN WIESE LIC/CERT # : 653014 EXP DATE : 06/30/2025 ADDRESS 122945 WOZNIAK RD, ATHENS, 54411 CONTACT (715) 551-8508, pmtmhackel@yahoo.com

MASTER PLUMBER

NAME : MICHAEL LEE ANDERES LIC/CERT # : 996568 EXP DATE : 03/31/2026 ADDRESS 154416 PINE BLUFF RD, WAUSAU, 54403 CONTACT (715) 506-2578, andresplumbing@gmail.com

SUBMITTER

NAME : Dean Klockziem ADDRESS 135763 County Rd U, Marathon, 54448 CONTACT (715) 574-3674, deanklockziem@yahoo.com

LOT AREA

AREA 468463.50 SQ. FT.

1 OR MORE ACRES SOIL WILL BE DISTURBED false

LOCATION : Village of KRONENWETTER

Description

part of governmental lot 4, section 9, township 27 north, range 7 east, town of Kronenwetter, marathon county, WI

BUILDING

ADDRESS : 896 Gardner Park Rd , Kronenwetter, 54455 COUNTY Marathon SUBDIVISON LOT NO. 4 BLOCK NO.

ZONING

DISTRICT : PERMIT NUMBER :

SETBACKS Front ft.: 114.00 Rear ft.: 340.00Left Ft.: 250.00Right ft.: 834.00

PROJECT INFORMATION

1. PROJECT TYPE : New

2. AREA :

AREA INVOLVED (SQ FT)	Unit 1	Unit 2	Total
Unfin. Bsmt.			0.00
Living Area	3400.25		3400.25
Garage	676.00		676.00
Deck/Porch	1607.00		1607.00
Total	5683.25	0.00	5683.25

3. OCCUPANCY : One Family

4. CONSTRUCTION TYPE :Site Built,

- 5. STORIES : 2-Story
- 6. ELECTRIC : Entrance Panel Amps 200, Underground
- 7. WALLS : Wood Frame
- 8. USE : Permanent
- 9. HVAC EQUIP : Boiler Central AC
- 10. SEWER :Sanitary Permit , 2023-san-0013
- 11. WATER : On-Site Well
- 12. ENERGY SOURCE :

Space Htg : Nat Gas , LP , Water Htg :

13. HEAT LOSS :

14. EST. BUILING COST w/o LAND :400000.00

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the reverse side of the last ply of this form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

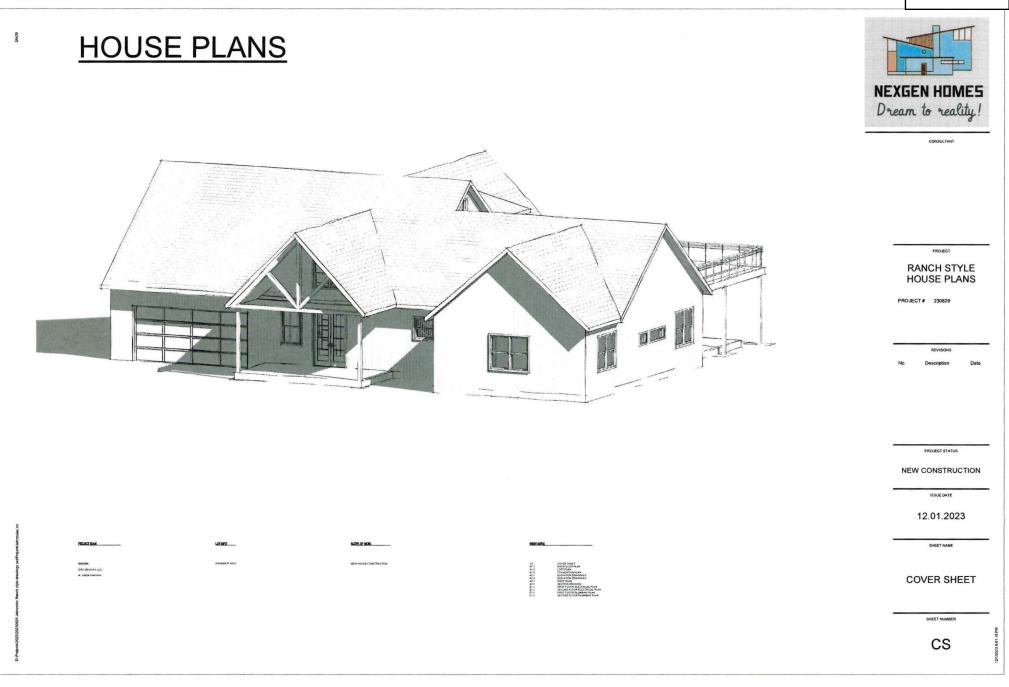
□ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last ply of this form.

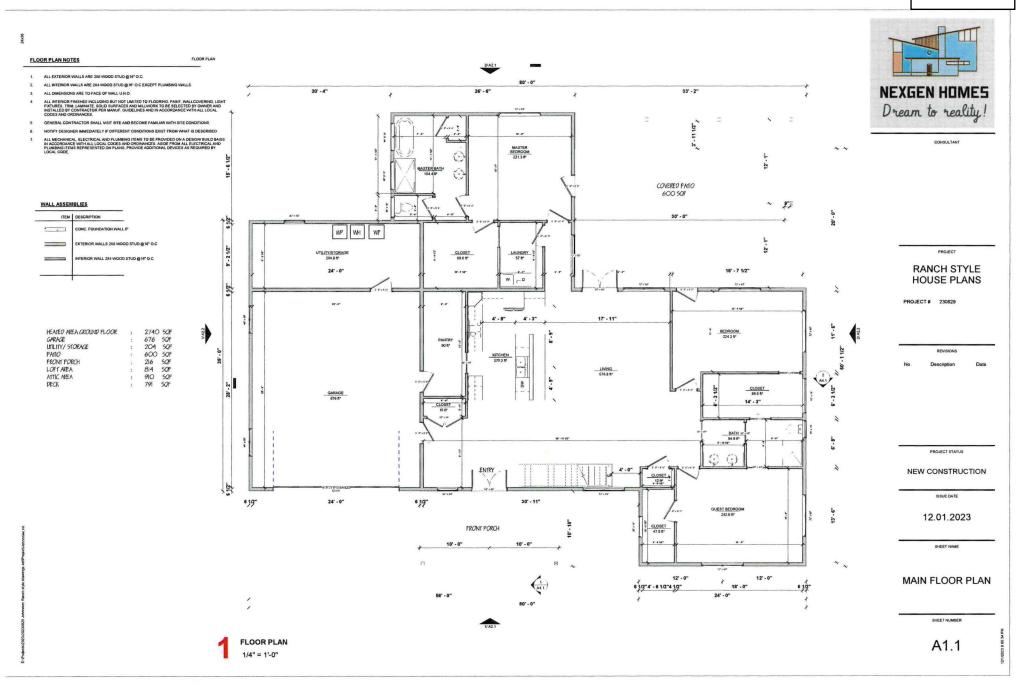
SIGN/PRINT NAME: Dean Klockziem

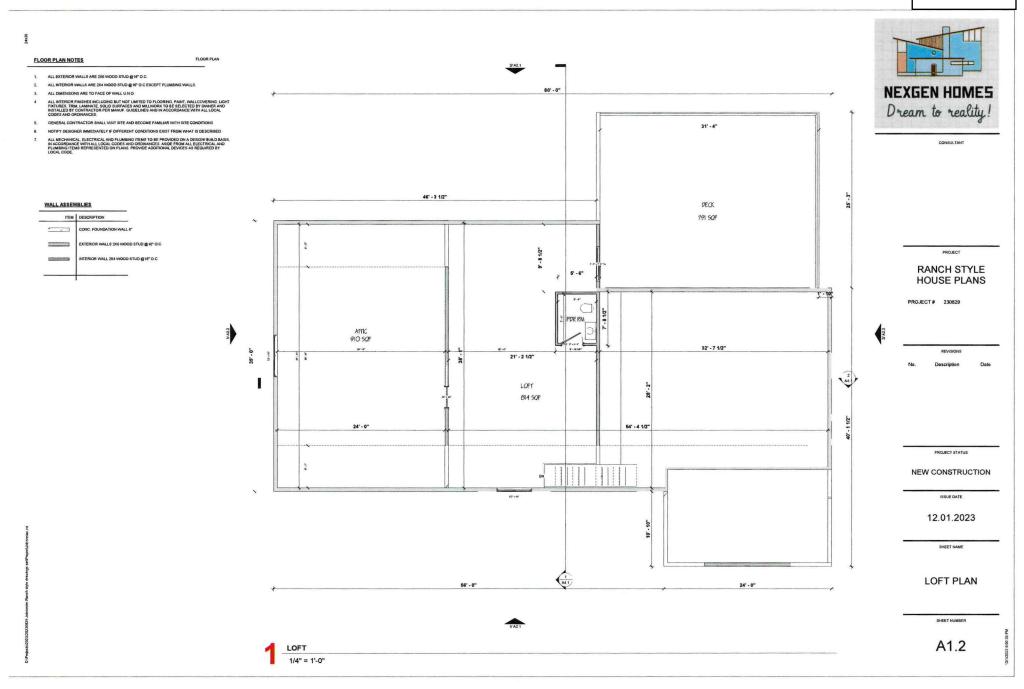
DATE 12/12/2023 3:07 PM

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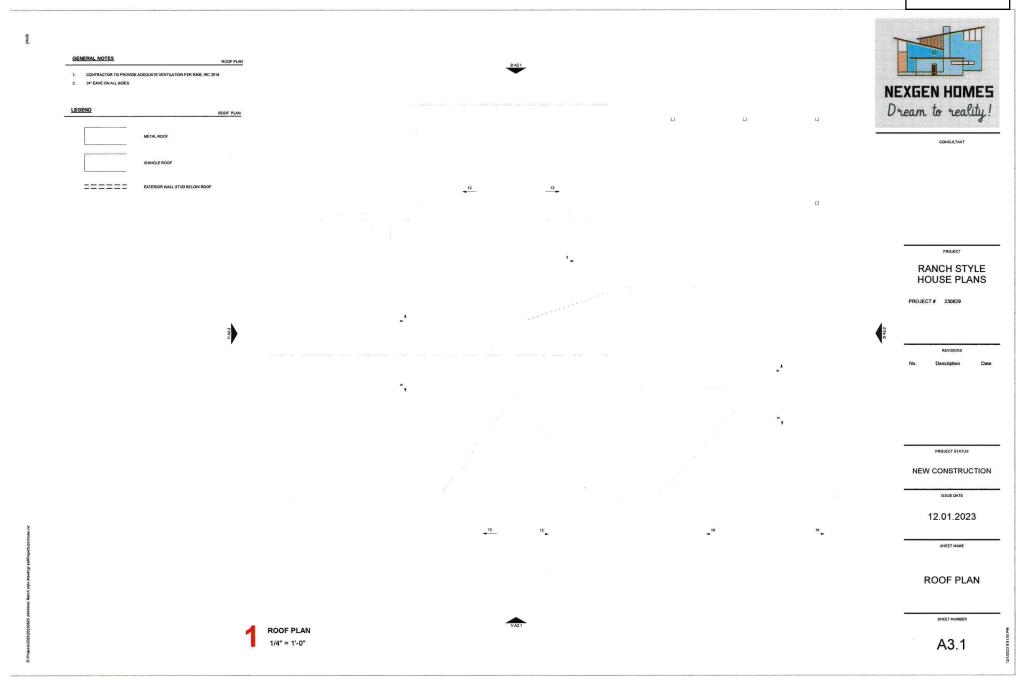


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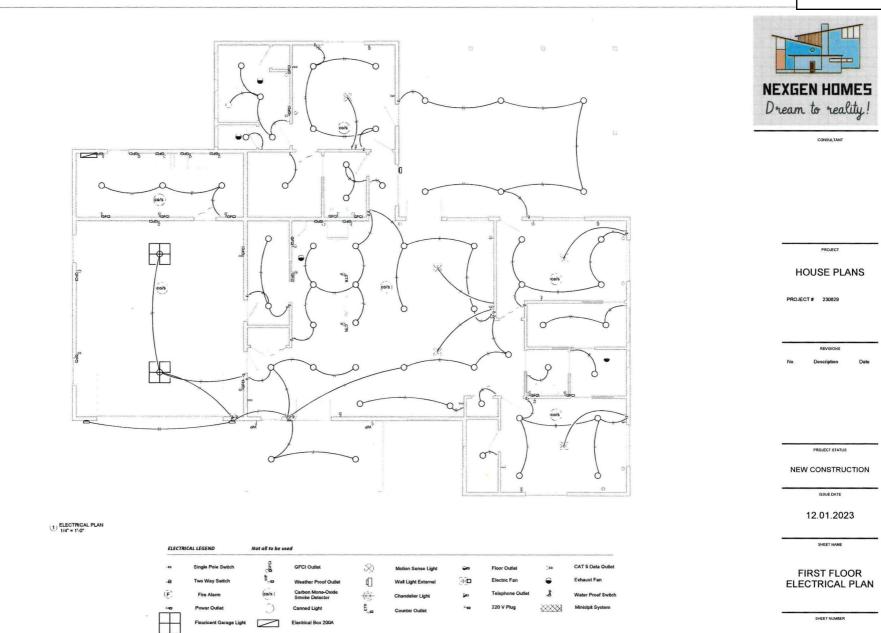
24×36 FOUNDATION PLAN NOTES AVERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. 1.... DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE. CONNECTIONS, DETAILS AND CONTITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGRATIONS THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARGAINED THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARGAINED THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARGAINE THE APPLICATION OF DETAILS 2. **NEXGEN HOMES** 24" X 24" X 48" CONC. FOOTING FOR 6X6 WOOD POST 18" X 24" CONC. FOOTING z) 10' - 4" 10' - 4" * _____ Dream to reality! 3 ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR ENGINEERED FILL PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT. 3 SUBGRADE REQUIREMENTS, UNDERSLAB VAPOR BARRIER AND PERIMETER FOUNDATION DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT. 4 CONSULTANT 5" CONC. SLAB OVER COMPACT GROADE 12'-1" ANCHOR BOLTS AND PLATE WASHERS AT SHEAR WALLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS. 5. 18' - 10" 23' - 6" - 6" 1'-6" 1'-6 PLACE REINFORCING BARS AT CORNERS AND INTERSECTIONS FOR FOUNDATIONS. BARS AT CORNERS AND INTERSECTIONS SHALL BE EQUAL IN SIZE, NUMBER AND SPACING TO HORIZONTAL REINFORCING. 6 이 만들었는 화가는 것은 것이 없는 것이? Calification and the se 5" CONC. SLAB OVER COMPACT GRDADE PROJECT RANCH STYLE HOUSE PLANS ng she a du and a second 5 PROJECT # 230829 1122 5" CONC. SLAB OVER COMPACT ORDADE REVISIONS $\mathbb{A}_{\mathbb{R}}$ Description Date 2 AM 1 I 5" CONC. SLAB OVER COMPACT GRDADE 37 - 1 1/2" 1 - 6" 22' - 1" -6" PROJECT STATUS 18" X 24" CONC. FOOTING NEW CONSTRUCTION Ścielie w Przech tere i k ترجتوه الأحقاد فترقع 9-1 gar en state ISSUE DATE 20' - 0" 11' - 5 1/2" 12.01.2023 10' - 10" 5" CONC. SLAB OVER COMPACT GROADE 1'-6" 54' - 6" 1 - 6" SHEET NAME 2.-0-* FOUNDATION - 24" X 24" X 24" CONC. FOOTING (A1 - 24" X 24" X 24" CONC. FOOTING PLAN SHEET NUMBER FOUNDATION PLAN A1.3 1/4" = 1'-0"



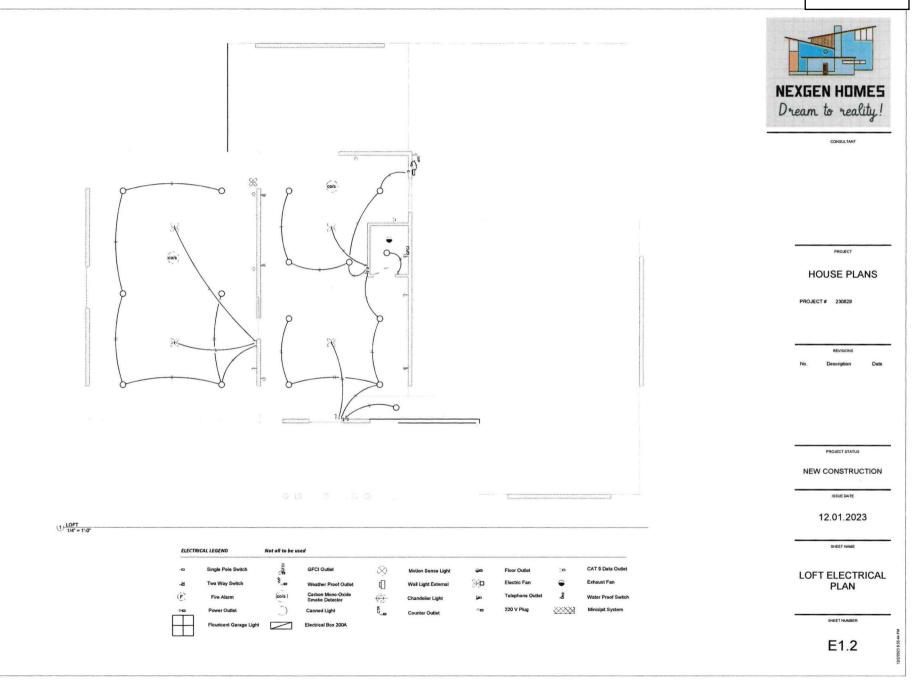




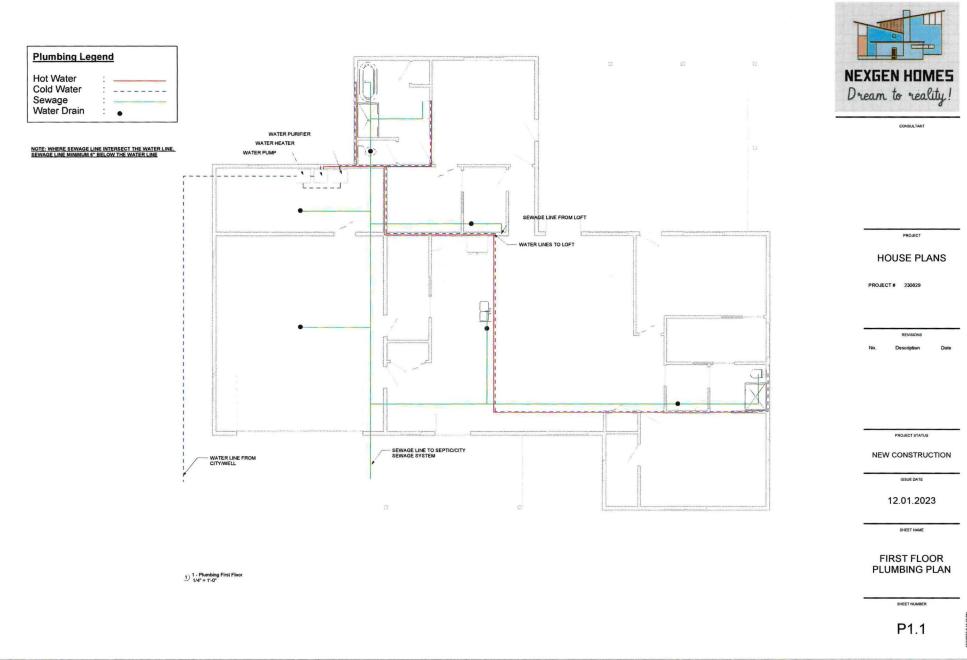




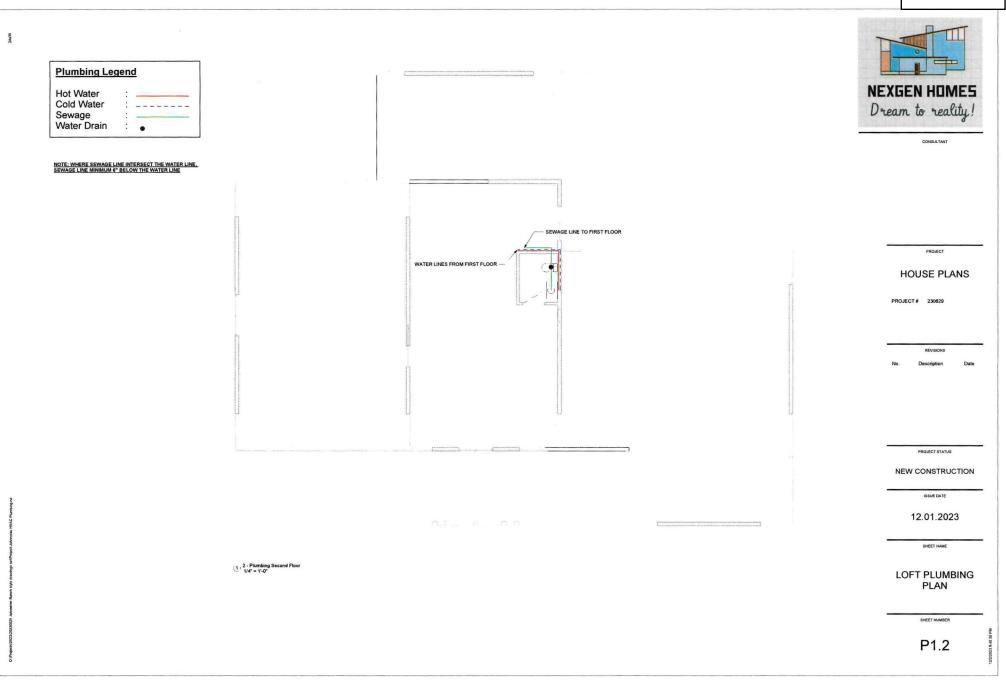
24/36



24x36



24×36



Community Development/Planning and Zoning Director Report

January 24, 2024

Peter S. Wegner, Community Development/Planning and Zoning Director

General Items:

- Review Development Options (Okeefe Drive parcel 2, Lot 2 and Lot 4, Paper Place).
- Review Proposed CSM(s) (Hwy 153, Sunny Court, Old Hwy 51).
- Review preliminary permits (T-Mobile, Finish Touch Signs, Animal Fancier Renewal, Team Royal Restoration Inc., Home Occupation/Residential Business, Courtland Drive).
- Correspondence regarding possible development (Tower Road and Trailwood Lane, Paper Place, Industrial Development/Commercial Business Condos, Multi-family Development options).
- Review/research Development Agreements (A&M Storage and Polzer Holdings LLC).
- Review possible Variance and Conditional Use Permit Applications (Old Hwy 51, Spring Road, Gardner Park, Tower/Trailwood Road, Paper Place and O'Keefe Drive).

Other:

 Research and Correspondence Additional Emergency Access West of RR tracks, Review 419-15 Roadway access control vs. 2019 Comprehensive Plan road classifications, Creek Road Cell Tower Permits and Conditions, Termination of Option Agreement, Ordinance Language Burn Permit and House Burning, Ordinance Language Tourist Rooming House, Review Residential Business and Home Occupation Language, Review Chapter(s) 460-51 Variance and Exceptions and 520-126 Variance Procedures. Mosinee Chamber Meeting. Research History of Chapter 218.