



PLAN COMMISSION MEETING AGENDA

June 15, 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. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION

- C. Twin home concept plan discussion

4. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- D. Green Tree Subdivision

5. NEXT MEETING: July 20, 2026

6. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

7. 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: 06/11/2026 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



REPORT TO Plan Commission

ITEM NAME:	§ 520-20. - Residential land use types.
MEETING DATE:	June 15, 2026
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	
STAFF CONTACT:	Greg Ulman
PREPARED BY:	Peter Wegner

ISSUE: Staff received inquiries regarding the concept of Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Some of the advantages are they cost less than homes with larger lots. They offer greater privacy than a condo since they share less or no walls. They maximize the use of available space and reduce maintenance responsibilities. Being in close proximity or sharing a common wall with your neighbors gives a sense of community, as residents are more likely to interact and develop closer relationships.

On 10/21/2024, the Planning Commission reviewed example language and diagrams from other municipalities. As a result, Staff was directed to draft ordinance language. On 1/20/2025, the Planning Commission reviewed proposed language and directed staff to schedule a public hearing. On 2/17/2025, the Planning Commission held a public hearing and directed staff to forward an ordinance amendment to the Village Board for review and approval. On 2/24/2025, the Village Board considered Ordinance Amendment NO.: 25-03. The Amendment failed 5:2.

OBJECTIVES: Review language to allow Zero-Lot-Line Residences.

RECOMMENDED ACTION: To direct staff how to proceed.

ATTACHMENTS (describe briefly): Proposed ordinance language previously presented to the PC and VB 520-20 - Residential land use types.

Proposed Zero-Lot-Line Structures Ordinance Language

Public Hearing Draft

ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS

§ 520-20. - Residential land use types.

B. Two-family residence.

(1) A two-family residence is a single structure containing two separate dwelling units, each unit having a private individual exterior access, and with no shared internal access within the building. Two-family residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side by side, both dwelling units must share the same lot; the individual units may not be on separate lots as a "zero lot line" structure.

(2) Performance standards:

(a) Each two-family residence constructed after June 20, 2016, shall meet the performance standards in subsection A(2)(a) through (f) above, except where otherwise allowed by conditional use permit.

(b) The structure must be in compliance with the Wisconsin Uniform Dwelling Code (UDC).

(c) Where side by side, a building-code-required, fire-rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.

(d) Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.

(e) The minimum gross floor area of each dwelling unit shall be 700 square feet, exclusive of attached garages, carports, and open decks/porches.

(f) Each unit within each new two-family residence shall be served by a separate driveway, or minimum driveway width for any shared driveway shall be not less than 30 feet at the front lot line.

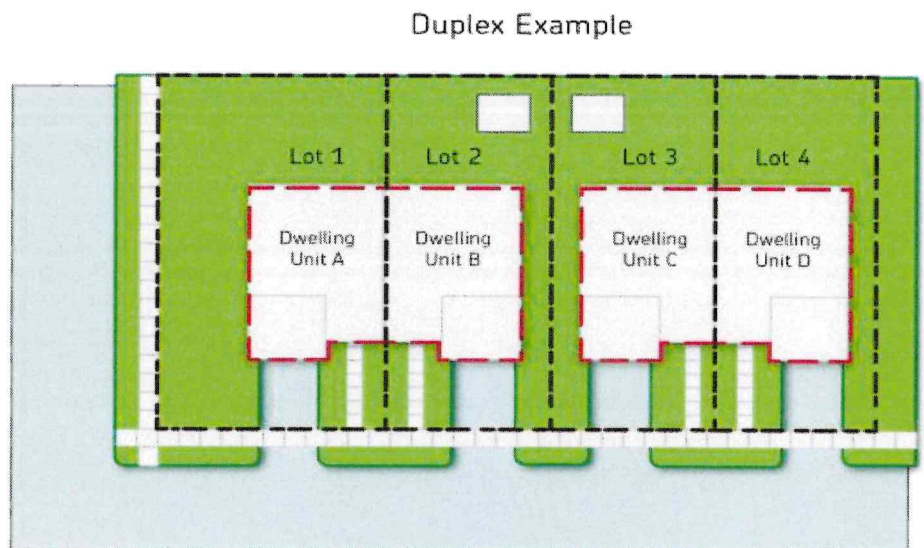
(g) Minimum required off-street parking: two outdoor spaces per dwelling unit, such as in a driveway, plus spaces in garage(s). All motor vehicles shall be parked on a hard surface as defined in section 520-138, or on a graveled surface if such surface was legally established before January 1, 2015.

(h) Zero Lot Line Structures (see Figure 520-20C). For buildings containing two separate dwelling units constructed side-by-side, with each unit located on a

separate lot, having a private individual exterior access, and no shared internal access within the building, the following additional standards shall apply:

1. The duplex shall meet the front, side, and rear setbacks required for the applicable zoning district, except that the shared wall shall have no minimum setback requirement.
2. The builder shall provide, with the zoning permit or building permit application, an agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and harmonious appearance over time, maintenance standards for any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also provide that it may not be terminated, amended or otherwise altered without the approval of the Village Board. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the builder against all affected properties prior to occupancy of the dwelling as a zero-lot line structure.

Figure 520-20C: Example of Zero Lot Line Structure



~~(A)~~ (i) For single-family detached residences utilizing driveways greater than 660 feet in length:

1. A turnout near the driveway's midpoint shall be required. In those instances where a driveway exceeds 1,320 feet in length, turnouts shall be provided no more than 660 feet apart.
2. A turnout shall also be provided within 100 feet of the structure.
3. The minimum turning radius shall be 45 feet.
4. A typical cross-section shall be submitted with the building permit application. A typical driveway cross-section example is depicted in figure 520-20A.
5. The driveway shall be constructed to be 14 feet wide at all points.
6. The driveway shall not exceed an eight percent grade.
7. The driveway shall be constructed with an adequate base to support 55,000 pounds during any weather.
 - a. This requirement can be met by having a certified engineer design a driveway and create a typical cross-section for that driveway. The design of any driveway will need to be stamped and/or signed by that engineer to certify the driveway will be constructed to meet this weight standard. A typical cross-section example is depicted in figure 520-20A.
 - b. This requirement can also be met by constructing the driveway to the standards outlined in figure 520-20B. A cross-section detailing the driveway construction will need to be submitted and certified that it will be constructed to satisfy the code requirements. Base course thickness is based on soil drainage class.

Figure 520-20A: Typical Driveway Cross-Section

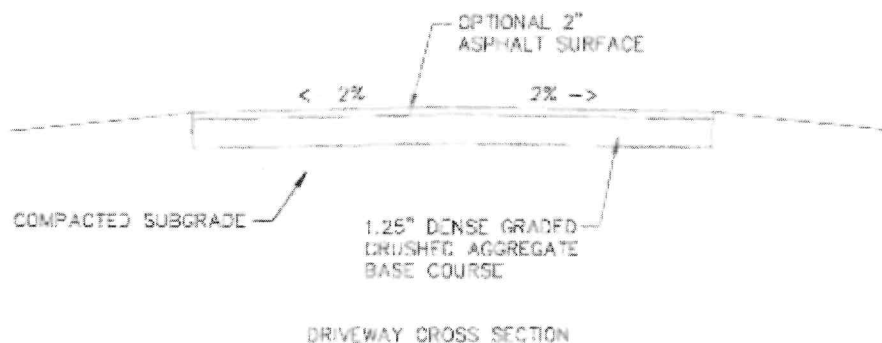


Figure 520-20B: Village of Kronenwetter Minimum Long Driveway Standards that Satisfy the Weight Standard During Any Weather

MINIMUM STANDARDS

MINIMUM BASE COURSE THICKNESS

EXISTING SUBGRADE SOIL TYPES	WITH 2" ASPHALT SURFACE	WITHOUT 2" ASPHALT SURFACE
WELL-DRAINED	6"	8"
POORLY-DRAINED	8"	10"

DRIVEWAYS NOT ALLOWED OVER PEAT, ORGANIC SILT, ORGANIC CLAY

KRONENWETTER LONG DRIVEWAY STANDARDS

well-drained and poorly-drained soils will be determined through the Natural Resources Conservation Service Web Soil Survey. Excessively drained, somewhat excessively drained, well-drained, and moderately well drained will be classified as 'well-drained soils'. Somewhat poorly drained, poorly drained, very poorly drained, and subaqueous will be classified as 'poorly-drained soils'. If any part of the proposed driveway extends through a poorly-drained soil classification, the entirety of the driveway shall be constructed to the poorly-drained minimum driveway standard

8. The driveway shall maintain an overhead clearance of 15 feet and five feet of cleared brush on each side of the driveway.

9. Bridges and culverts shall be designed to support at least 55,000 pounds and should provide a minimum of 14 feet of unrestricted width and height.

~~(j)~~ (i) For single-family detached residences utilizing private roads accessing three or more lots: Approval from the village public works director shall be required to ensure the roadway will meet village standards for a typical rural road section, except for the public right-of-way requirement. The width of the travel surface shall be 22 feet, with a three-foot shoulder on each side. Property owners shall sign a private roadway maintenance agreement.

ARTICLE XVI. – DEFINITIONS

§ 520-138. - Definitions.

Zero Lot Line Structure: A structure that is built over the property line, where walls separating occupancy units follow lot lines, such as a zero-lot line duplex.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

VILLAGE OF KRONENWETTER
Marathon County, Wisconsin
An Ordinance Amending the Code of the Village of Kronenwetter
ORDINANCE NO.: 25-03 Chapter 520 - ZONING
Amending ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS
§ 520-20. - Residential land use types.

WHEREAS, the Village of Kronenwetter Planning Commission has recommended the Village Board adopt language to allow Zero-Lot-Line Residences
NOW, THEREFORE, BE ORDAINED by the Village of Kronenwetter Village Board, as follows:

**Proposed Amendments to Chapter 520 -
ZONING ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS**

§ 520-20. - Residential land use types.

B. Two-family residence.

(1) A two-family residence is a single structure containing two separate dwelling units, each unit having private individual exterior access, and with no shared internal access within the building. Two-family residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side by side, both dwelling units must share the same lot; the individual units may not be on separate lots as a "zero lot line" structure.

(2) Performance standards:

(a) Each two-family residence constructed after June 20, 2016, shall meet the performance standards in subsection A(2)(a) through (f) above, except where otherwise allowed by conditional use permit.

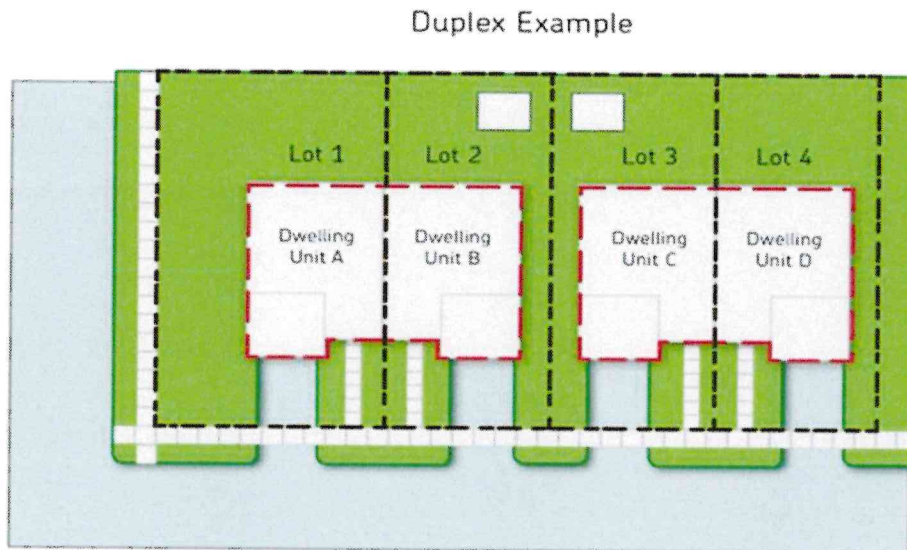
(b) The structure must be in compliance with the Wisconsin Uniform Dwelling Code (UDC).

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

- (c) Where side by side, a building-code-required, fire-rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.
- (d) Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.
- (e) The minimum gross floor area of each dwelling unit shall be 700 square feet, exclusive of attached garages, carports, and open decks/porches.
- (f) Each unit within each new two-family residence shall be served by a separate driveway, or minimum driveway width for any shared driveway shall be not less than 30 feet at the front lot line.
- (g) Minimum required off-street parking: two outdoor spaces per dwelling unit, such as in a driveway, plus spaces in garage(s). All motor vehicles shall be parked on a hard surface as defined in section 520-138, or on a graveled surface if such surface was legally established before January 1, 2015.
- (h) Zero Lot Line Structures (see Figure 520-20C). For buildings containing two separate dwelling units constructed side-by-side, with each unit located on a separate lot, having a private individual exterior access, and no shared internal access within the building, the following additional standards shall apply:
1. The duplex shall meet the front, side, and rear setbacks required for the applicable zoning district, except that the shared wall shall have no minimum setback requirement.
 2. The builder shall provide, with the zoning permit or building permit application, an agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and harmonious appearance over time, maintenance standards for any common sewer lateral and any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also provide that it may not be terminated, amended or otherwise altered without the approval of the Village Board. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the builder against all affected properties prior to occupancy of the dwelling as a zero-lot line structure.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
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2. A turnout shall also be provided within 100 feet of the structure.
3. The minimum turning radius shall be 45 feet.
4. A typical cross-section shall be submitted with the building permit application. A typical driveway cross-section example is depicted in figure 520-20A.
5. The driveway shall be constructed to be 14 feet wide at all points.
6. The driveway shall not exceed an eight percent grade.
7. The driveway shall be constructed with an adequate base to support 55,000 pounds during any weather.

- a. This requirement can be met by having a certified engineer design a driveway and create a typical cross-section for that driveway. The design of any driveway will need to be stamped and/or signed by that engineer to certify the driveway will be constructed to meet this weight standard. A typical cross-section example is depicted in figure 520-20A.
- b. This requirement can also be met by constructing the driveway to the standards outlined in figure 520-20B. A cross-section detailing the driveway construction will need to be submitted and certified that it will be constructed to satisfy the code requirements. Base course thickness is based on soil drainage class.

Figure 520-20A: Typical Driveway Cross-Section

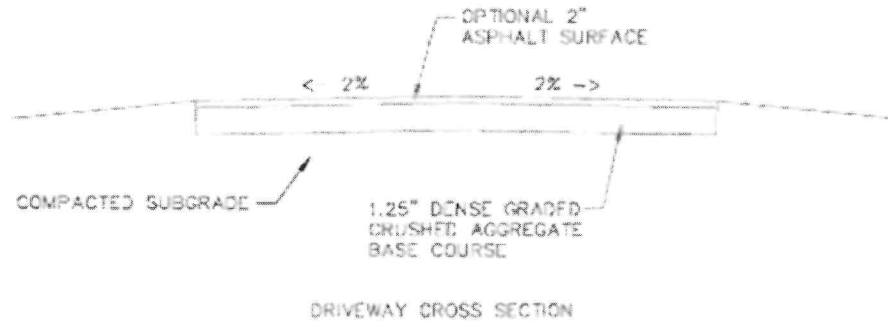


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KRONENWETTER LONG
 DRIVEWAY STANDARDS

"well-drained and poorly-drained soils will be determined through the Natural Resources Conservation Service Web Soil Survey. Excessively drained, somewhat excessively drained, well-drained, and moderately well drained will be classified as 'well-drained soils'. Somewhat poorly drained, poorly drained, very poorly drained, and subaqueous will be classified as 'poorly-drained soils'. If any part of the proposed driveway extends through a poorly-drained soil classification, the entirety of the driveway shall be constructed to the poorly-drained minimum driveway standard"

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
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8. The driveway shall maintain an overhead clearance of 15 feet and five feet of cleared brush on each side of the driveway.

9. Bridges and culverts shall be designed to support at least 55,000 pounds and should provide a minimum of 14 feet of unrestricted width and height.

(j) For single-family detached residences utilizing private roads accessing three or more lots: Approval from the village public works director shall be required to ensure the roadway will meet village standards for a typical rural road section, except for the public right-of-way requirement. The width of the travel surface shall be 22 feet, with a three-foot shoulder on each side. Property owners shall sign a private roadway maintenance agreement.

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PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
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Figure V (1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (ft) ^(a)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) (c)	Minimum Landscape Surface Ratio (LSR)
AR Agriculture and Residential	20 acres	600	200	N/A	10,000	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	300	100	20%	5,000	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	3,000	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	50%
SF Single Family	20,000 square feet	100	50	30%	2,510 x lot area in acres (d)	50%
2F Two-Family Residential (b&e)	20,000 square feet	100	40	40%	2,510 x lot area in acres (d)	40%
MF Multifamily Residential (e&f)	5,000 square feet/dwelling unit	100	40	40%	10% of lot area	30%
MH Mobile Home	5,000 square feet/home (g)	50	N/A	40%	350	30%

NOTES:

- (a) The minimum lot width shall be measured at the front of the building.
- (b) For zero lot line structures, each lot shall have a minimum lot area of 10,000 square feet per unit and must be at least 40 feet in width within two family residential zoning districts.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

- (c) Maximum accessory structure floor area may be increased by site plan approval under § 520-124 and per the standards in § 520-27. B.
- (d) The floor area shall not exceed 2,510 square feet, with a maximum of three accessory structures allowed on the same zoning lot over one acre and a maximum of two accessory structures allowed on the same zoning lot under one acre.
- (e) Single-family detached residences within the 2F District shall comply with the SF District requirements.
- (f) Single-family detached residences within the MF District shall comply with the SF District requirements. Two family residences within the MF District shall comply with the 2F District requirements.
- (g) Total area of each mobile home community shall be a minimum of 10 acres.

(Ord. No. 16-07, 6-20-2016; Ord. No. 17-07, 4-11-2017; Ord. No. 17-20, 9-26-2017)

ATTACHMENT 4 RURAL SETBACK STANDARDS

Figure V (2): Rural, Open Space and Residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) ^(b)								Minimum Principal Building Separation (ft)	Maximum Building Height			
	Principal Residential Building including Attached Garage				Detached Accessory Building ^(a)		Hard or Gravel Surface ^(d)			Principal Building		Accessory Building	
	Front ^(a)	Street Side ^(a)	Interior Side	Rear	Interior Side ^(c)	Rear	Interior Side or rear	Front or Street ^(a)		Feet	Floors	Feet	Floors
AR	50	30	20	40	12	12	0	0	10	35	2.5	35	2.5
RR-5	50	30	20	25	12	12	6	10	15	35	2.5	35	2.5
RR-2	50	30	20	25	12	12	6	10	15	35	2.5	35	2.5
PR	30	30	12	20	12	12	6	10	30	35	2.5	25	2
SF	50	25	12	12	5	5	6	10	20	35	2.5	15	1
2F (e)	30	30	8	12	5	5	6	10	20	35	2.5	15	1
MF (f)	30	30	8	12	5	5	6	10	20	40	3	15	1
MH	20(g)	20(g)	8	12	5	5	6	10	10	20	1	15	1

NOTES:

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

-
- (a) See section 520-27. B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 - (b) Additional setbacks may be required along zoning district boundaries for buffer yards, if required for the land use under article IV or section 520-79.C (4).
 - (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
 - (d) Includes all gravel and hard surfaces as defined in section 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrian ways; shared driveways; and shared parking lots.
 - (e) Single-family detached residences shall comply with the requirements for the SF District. No interior side yard setbacks for zero lot line structures.
 - (f) Single-family detached residences shall comply with the requirements of the SF District. Two-family residences shall comply with the requirements of the 2F District.
 - (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.
- (Ord. No. 16-07, 6-20-2016)

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

PASSED and ADOPTED this 10TH day of February 2025

By: _____
Chris Voll, Village President

(SEAL)

ATTEST:

Jennifer Poyer, Interim Clerk

Section 3, Item C.

Section 8, Item J.

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

PART II: - GENERAL LEGISLATION
 Chapter 520 - ZONING
 - FIGURES

ATTACHMENT 3 RURAL LOT DIMENSIONS

ATTACHMENT 3 RURAL LOT DIMENSIONS

Figure V(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (ft) ^(a)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^(b-d)	Minimum Landscape Surface Ratio (LSR)
AR Agriculture and Residential	20 acres	600	200	N/A	10,000	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	300	100	20%	5,000	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	3,000	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	50%
SF Single Family	20,000 square feet	100	50	30%	2,510 x lot area in acres ^(e-d)	50%
2F Two-Family Residential ^(d b.&.e)	20,000 square feet	100	40	40%	2,510 x lot area in acres ^(e-d)	40%
MF Multifamily Residential ^(e f)	5,000 square feet/dwelling unit	100	40	40%	10% of lot area	30%
MH Mobile Home	5,000 square feet/home ^{(f)-(g)}	50	N/A	40%	350	30%

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES

Section 8, Item J.

ATTACHMENT 3 RURAL LOT DIMENSIONS

NOTES:

- (a) The minimum lot width shall be measured at the front of the building.
- (b) For zero lot line structures, each lot shall have a minimum lot area of 10,000 square feet per unit and must be of at least 40 feet in width within two family residential zoning districts.
- ~~(c)~~(c) Maximum accessory structure floor area may be increased by site plan approval under § 520-124 and per the standards in § 520-27.B.
- ~~(d)~~(d) The floor area shall not exceed 2,510 square feet, with a maximum of three accessory structures allowed on the same zoning lot over one acre and a maximum of two accessory structures allowed on the same zoning lot under one acre.
- ~~(e)~~(e) Single-family detached residences within the 2F District shall comply with the SF District requirements.
- ~~(f)~~(f) Single-family detached residences within the MF District shall comply with the SF District requirements. Two-family residences within the MF District shall comply with the 2F District requirements.
- ~~(g)~~(g) Total area of each mobile home community shall be a minimum of 10 acres.

(Ord. No. 16-07, 6-20-2016; Ord. No. 17-07, 4-11-2017; Ord. No. 17-20, 9-26-2017)

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 4 RURAL SETBACK STANDARDS

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Figure V(2): Rural, Open Space and Residential District Setback and Height Standards

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	Principal Residential Building including Attached Garage				Detached Accessory Building ^(a)		Hard or Gravel Surface ^(d)			Principal Building	
	Front ^(a)	Street Side ^(a)	Interior Side	Rear	Interior Side ^(c)	Rear	Interior Side or Rear	Front or Street ^(a)		Feet	Floors
AR	50	30	20	40	12	12	0	0	10	35	2.5
RR-5	50	30	20	25	12	12	6	10	15	35	2.5
RR-2	50	30	20	25	12	12	6	10	15	35	2.5
PR	30	30	12	20	12	12	6	10	30	35	2.5
SF	50	25	12	12	5	5	6	10	20	35	2.5
2F(e)	30	30	8	12	5	5	6	10	20	35	2.5
MF(f)	30	30	8	12	5	5	6	10	20	40	3
MH	20(g)	20(g)	8	12	5	5	6	10	10	20	1

NOTES:

- (a) See section 520-27.B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
- (b) Additional setbacks may be required along zoning district boundaries for buffer yards, if required for the particular land use under article IV or section 520-79.C(4).
- (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
- (d) Includes all gravel and hard surfaces as defined in section 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrian ways; shared driveways; and shared parking lots.
- (e) Single-family detached residences shall comply with the requirements for the SF District. **No interior side yard setbacks for zero lot line structures.**
- (f) Single-family detached residences shall comply with the requirements of the SF District. Two-family residences shall comply with the requirements for the 2F District.
- (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.

(Ord. No. 16-07, 6-20-2016)

Section 3, Item C.

Section 8, Item J.

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 4 RURAL SETBACK STANDARDS



Report to Planning Commission

Agenda Item: Concept Plan Green Tree Trails, Vacant No Address, Kronenwetter, WI 54455. PARCEL # 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989.

Meeting Date: June 15, 2026

Referring Body: Plan Commission

Committee Contact:

Staff Contact: Greg Ulman

Report Prepared by: Greg Ulman

AGENDA ITEM: Concept Plan Green Tree Trails, Vacant No Address, Kronenwetter, WI 54455.

OBJECTIVE(S): To review the proposed Green Tree Trails Concept Plan

HISTORY/BACKGROUND: Green Tree Trails, Vacant No Address, Kronenwetter, WI 54455. Proposes a 63-lot subdivision on PARCEL #s 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989.

Per Chapter 460 - SUBDIVISION OF LAND, specifically, § 460-10. - Preliminary consultation and concept plan.

Prior to filing an application for the approval of a preliminary plat or certified survey map, the subdivider shall consult with the village for assistance and advice regarding site suitability, general subdivision requirements, approval procedures and preliminary review of the conceptual plan for the proposed subdivision or certified survey map.

B. Village review. The village may place the conceptual plan on the plan commission agenda for review. Conceptual plan consultation and review does not constitute approval of the preliminary plat or certified survey map.

RECOMMENDED ACTION: To review the proposed Concept Plan and provide input.

ATTACHMENTS: Subdivision Concept Plan Application and Staff Report.

**PARCEL # 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989
(ALLIANCE HOLDINGS LLC)
Concept Plan**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. June 15, 2026

APPLICANT:

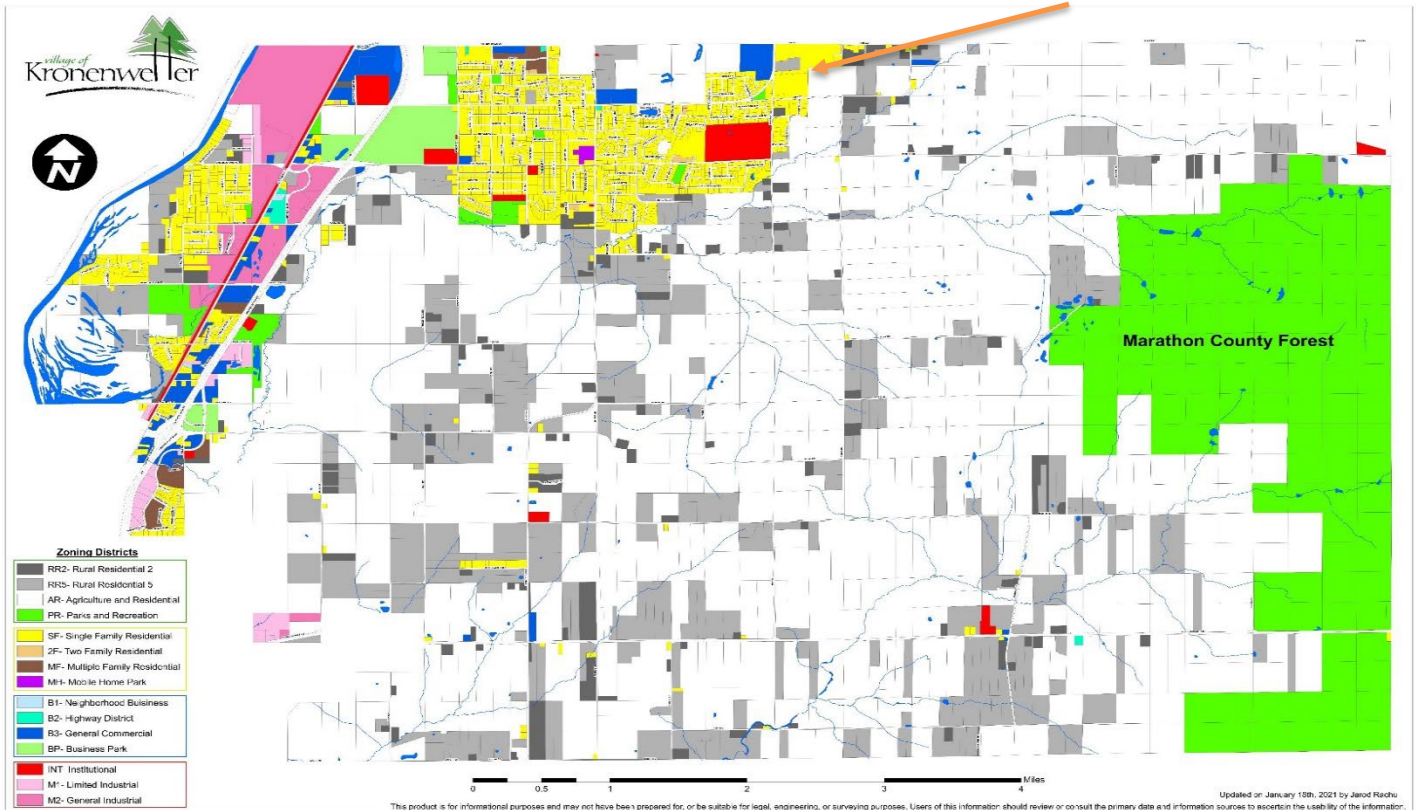
Thomas Umlauf – Green Tree Companies
2579 Bear Creek Rd
Stevens Point, WI 54481

OWNER:

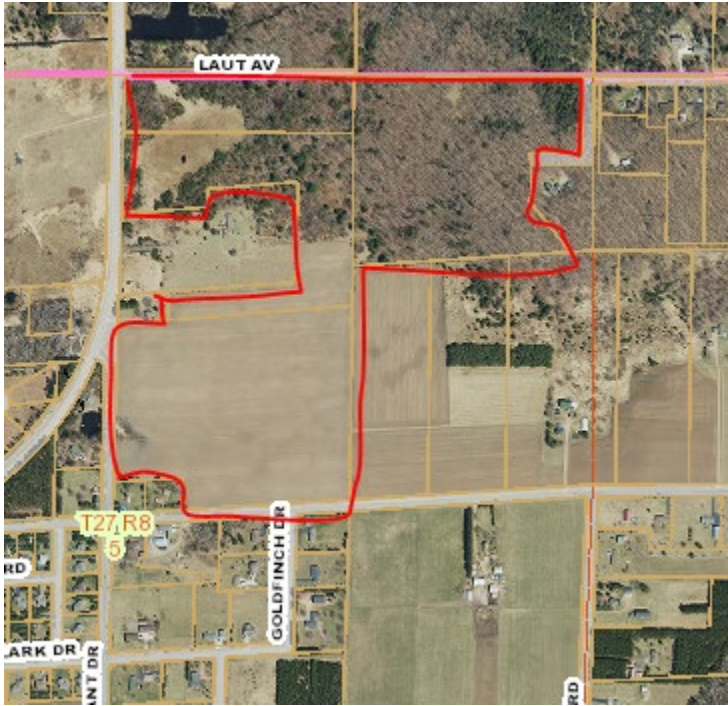
Alliance Holdings LLC
P.O. Box 8005
Wausau, WI 54402

LOCATION OF REQUEST: Vacant No Address, Kronenwetter, WI 54455 (See Map1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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



2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)

Current Zoning: SF (Single Family Residential)

Future Land Use Map: Residential

RECOMMENDED ACTION: TO REVIEW THE PROPOSED CONCEPT PLAN AND PROVIDE INPUT

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 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, 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.

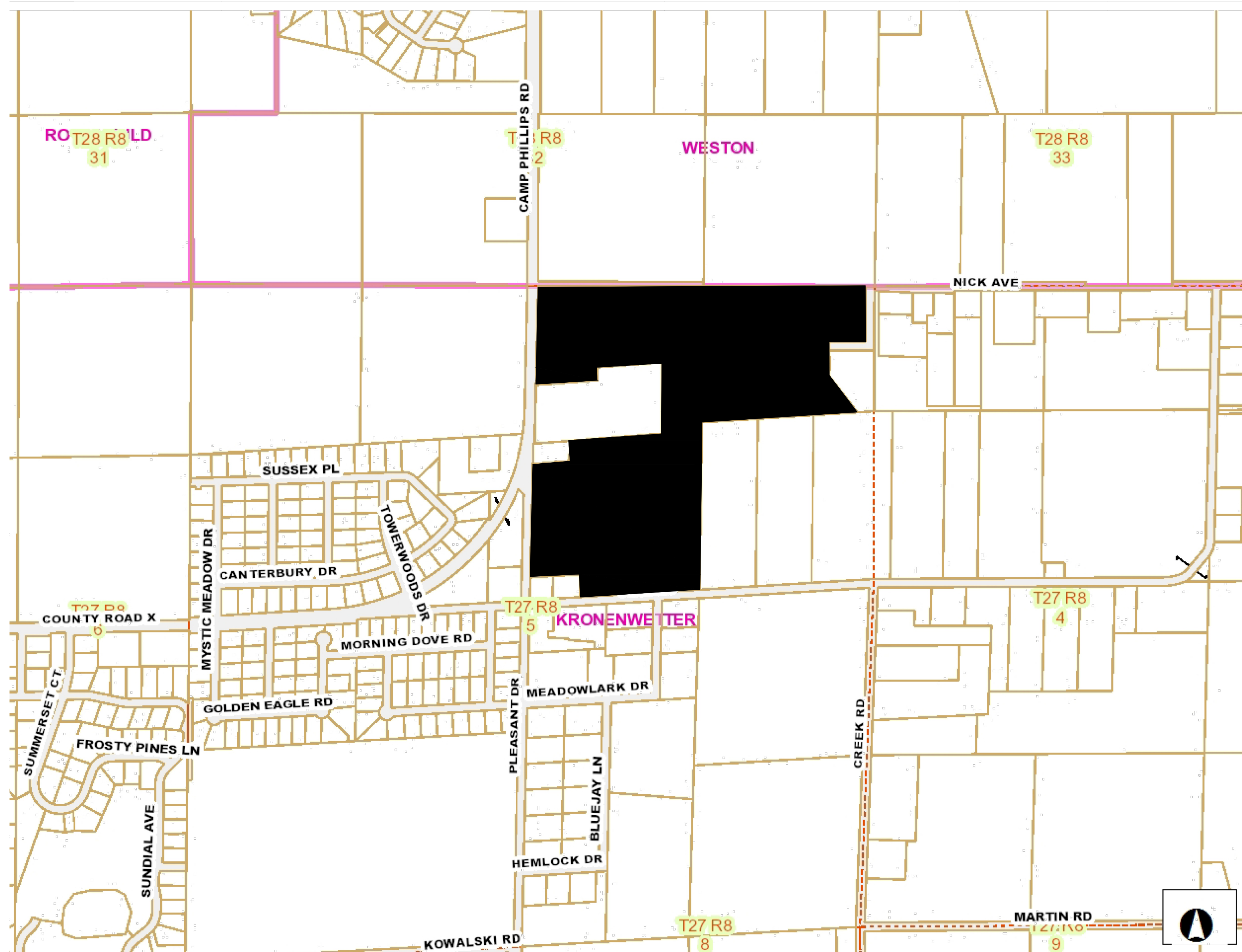
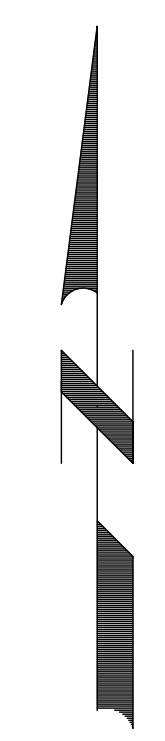
Dustin Vreeland
(Printed Name of Applicant)

Dustin Vreeland 
(Signature of Applicant)

Digitally signed by Dustin Vreeland
DN: C=US, OU=Vreeland Land Surveyors & Engineer, O=Vreeland Enterprises, Inc., CN=Dustin Vreeland,
E=dustin@vreelandassociates.us
Reason: I am the author of this document
Location: your signing location here
Date: 2026-06-11 08:22:37
FordiPhantomPDF, Version: 3.7.5

6/11/26
(Date)

LOCATION:
 PART OF THE NORTHEAST 1/4 OF SECTION 5,
 TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE
 OF KRONENWETTER, MARATHON COUNTY,
 WISCONSIN



LOCATION MAP

DRAWING INDEX

- SHEET C2 EXISTING SITE
- SHEET C3 PROPOSED OVERALL PLAN
- SHEET C4 PROPOSED EROSION CONTROL PLAN
- SHEET C5-C9 PLAN & PROFILE GOLDFINCH DRIVE
- SHEET C10-C12 PLAN & PROFILE GREEN CIRCLE
- SHEET C13-C18 PLAN & PROFILE TREE CIRCLE
- SHEET C19 PROPOSED STORMWATER POND & DETAILS
- SHEET C20-C21 PROPOSED PLEASANT DRIVE PLAN
- SHEET C22 PROPOSED PINE ROAD PLAN
- SHEET C23 PROPOSED EROSION CONTROL DETAILS
- SHEET C24 PROPOSED ROAD DETAIL

SCALE NOTE:
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 11"x17" SIZE THEY MAY BE HALF SCALE
 FROM THE ORIGINAL 22"x34" SIZE DRAWING
 AND THE DRAWING SCALE IS HALF OF THAT
 STATED. CHECK SCALE.

WETLAND NOTE
 WETLANDS SHOWN HEREON WERE PROVIDED BY
 OTHERS AND DELINEATED BY STAR ENVIRONMENTAL

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
EROSION CONTROL PLAN

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
 MARATHON COUNTY, WISCONSIN

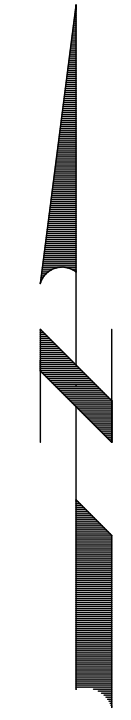
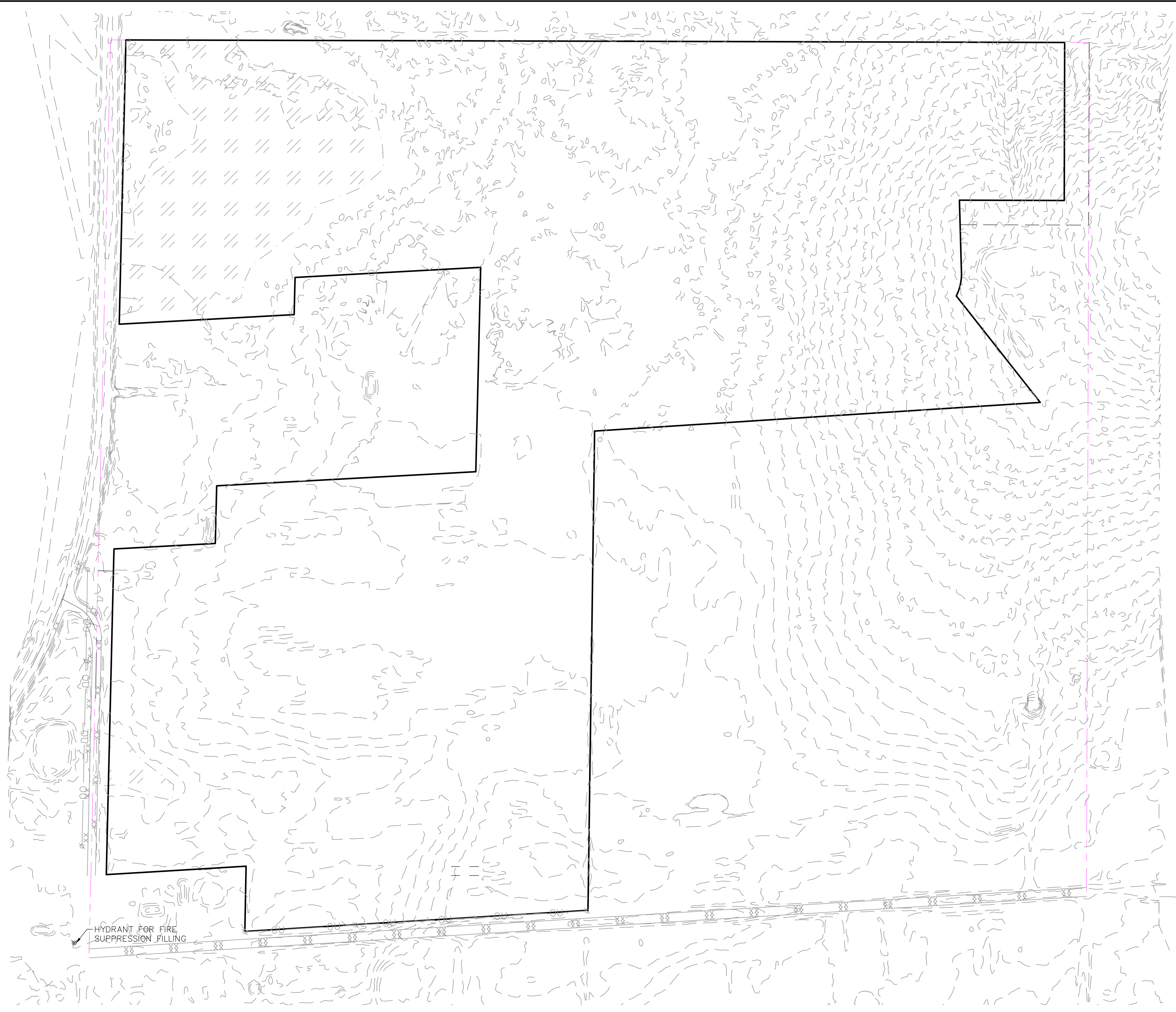


VREELAND ASSOCIATES LAND
 SURVEYORS & ENGINEERS
 6103 DAWN STREET WESTON, WI. 54476
 PHONE NO.: (715) 241-0947
 EMAIL: dustin@vreelandassociates.us
 WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: NO SCALE
SHEET C1



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 MARATHON COUNTY, WISCONSIN



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DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 150'
SHEET
C2

OVERALL PLANS

1. ALL DRIVEWAYS SHALL HAVE A 12" CULVERT UNDER DRIVEWAYS OUTSIDE OF PROPOSED RETENTION BASINS FOR THE SOUTH SIDE OF THE PROJECT. IF DRIVEWAY LOCATIONS TO MOVE CONTACT CIVIL ENGINEERING TO RECALCULATE THE RETENTION BASIN TO VERIFY NO OVERFLOW OF ROADWAY.
2. ALL DRIVEWAYS SHALL HAVE A 12" CULVERT WITH 1" OF COVER ON THE NORTH SIDE OF THE PROJECT.
3. ALL PROPERTIES TO BE SERVICED BY WELL AND SEPTIC.
4. A FILLING HYDRANT FOR THE FIRE SUPPRESSION IS LOCATED ON THE NORTHWEST CORNER OF PINE ROAD AND PLEASANT DRIVE.
5. PROPOSED HOUSE AND DRIVEWAY TO BE GRADED TO THE PROPOSED DITCH/RETENTION BASIN IN THE ROAD RIGHT OF WAY FOR TREATMENT AND RATE CONTROL.



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BY	DATE	DESCRIPTION	

TITLE PAGE:	
PROPOSED OVERALL PLAN	
PROJECT:	GREEN TREE TRAILS
LOCATION:	VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN



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PLAN DATE:	JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 150'
SHEET C3

OVERALL PLANS

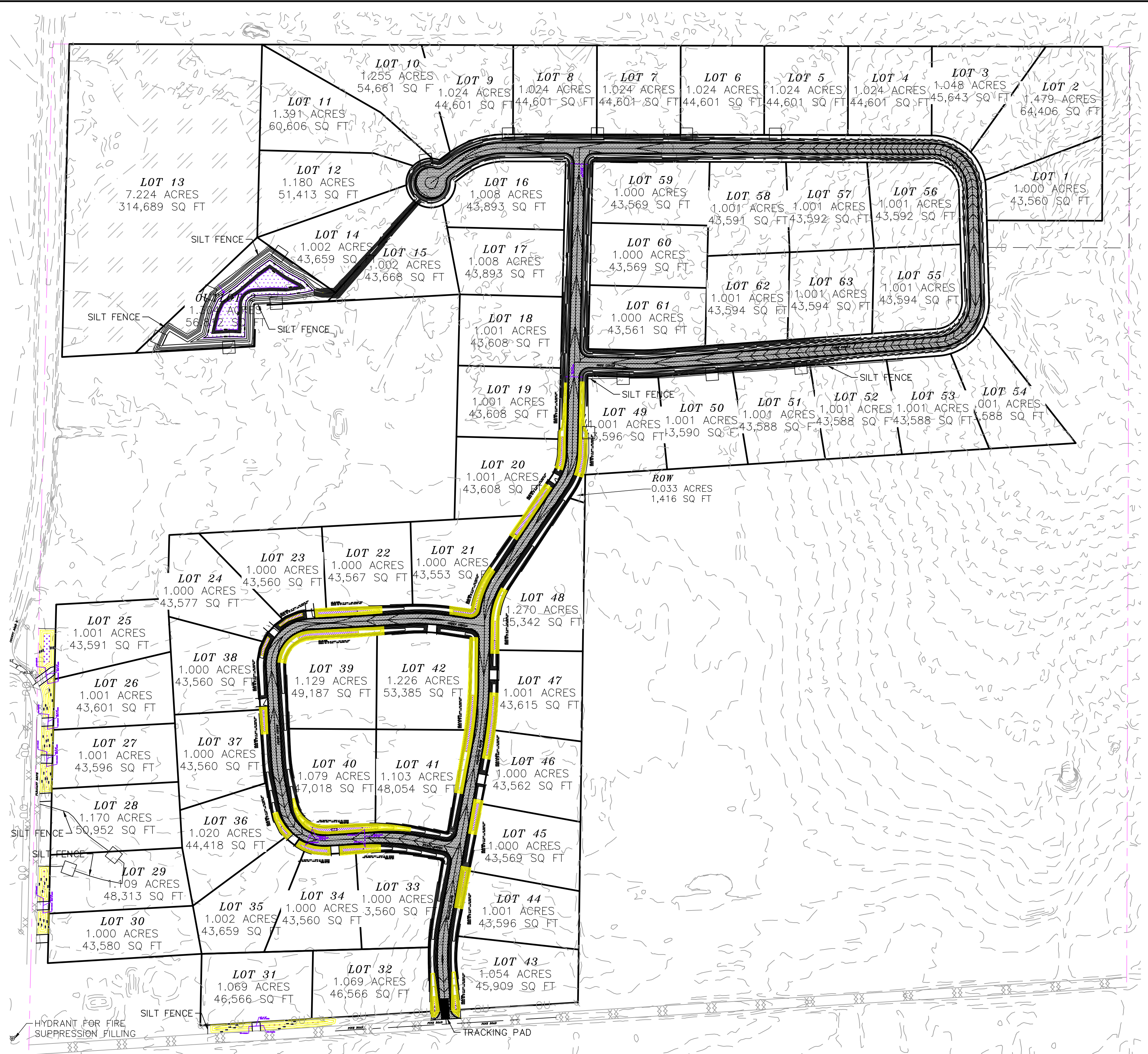
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PROPOSED EROSION CONTROL ACTIVITIES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. ALL SLOPES GREATER THAN 5° HORIZONTALLY TO 1° VERTICAL SHALL HAVE EROSION MAT PER SHEET C23
10. CONCRETE WASHOUT PER EPA GUIDELINES.
11. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEEPED OR CLEANED UP BEFORE THE END OF THE WORK DAY.
12. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
13. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
14. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
15. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WDNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.
21. SLOPE INTERCEPTS SHALL BE PER FIGURE 4 OF WDNR TECHNICAL STANDARD 1056.

EROSION CONTROL SCHEDULING

1. INSTALL PERIMETER EROSION CONTROL.
2. STRIP TOPSOIL
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: *PROPOSED EROSION CONTROL PLAN*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS

6103 DAWN STREET WESTON, WI. 54476

PHONE NO.: (715) 241-0947

EMAIL: dustin@vreelandassociates.us

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PREPARED FOR: GREEN TREE CONSTRUCTION

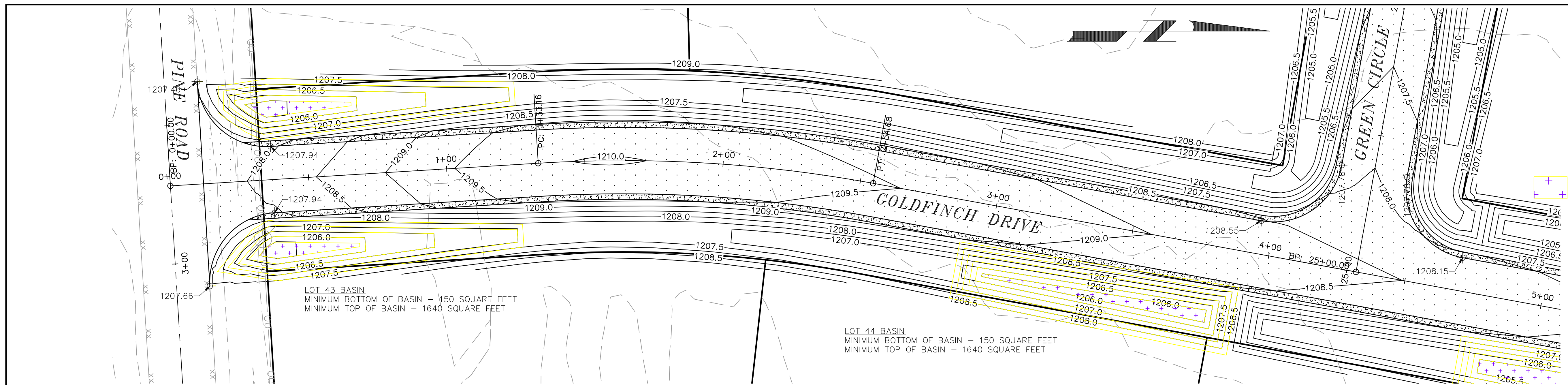
PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 150'
SHEET: C3

SITE PLANS

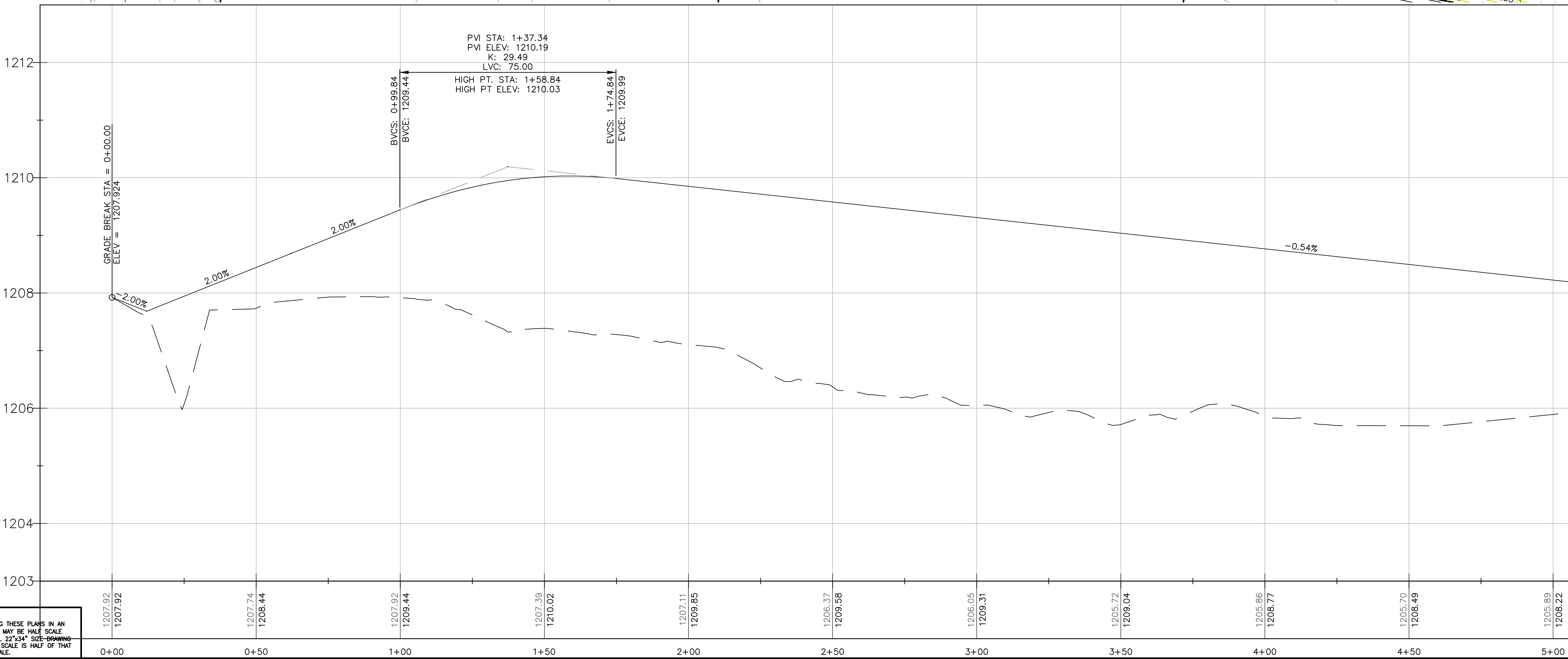
1. ALL DRIVEWAYS FOR LOTS 19-49 SHALL HAVE NOT CULVERTS UNDER DRIVEWAY UNLESS OTHERWISE SPECIFIED ON THE PLANS. DRIVEWAYS TO ACT AS BERMS FOR THE STORMWATER RETENTION BASINS.
2. ALL DRIVEWAYS SHALL HAVE A 12" CULVERT WITH A MINIMUM OF 1' OF COVER OVER THE CULVERT FOR LOTS 1-18 AND 50-63.
3. ALL PROPERTIES TO BE SERVICED BY WELL AND SEPTIC.
4. PROPOSED HOUSE AND DRIVEWAY TO BE GRADED TO THE PROPOSED DITCH/RETENTION BASIN IN THE ROAD RIGHT OF WAY FOR TREATMENT AND RATE CONTROL.
5. PROPOSED RETENTION BASINS TO MAXIMIZE IN SIZE WITHIN THE DITCH FOR RATE CONTROL AND TREATMENT.
6. DRIVEWAY LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT ARE SIZED ON EACH LOT.

PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT.



LOT 43 BASIN
MINIMUM BOTTOM OF BASIN - 150 SQUARE FEET
MINIMUM TOP OF BASIN - 1640 SQUARE FEET

LOT 44 BASIN
MINIMUM BOTTOM OF BASIN - 150 SQUARE FEET
MINIMUM TOP OF BASIN - 1640 SQUARE FEET



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BY	DATE	DESCRIPTION

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: GOLDFINCH DRIVE PLAN & PROFILE 0+00 TO 5+00

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN

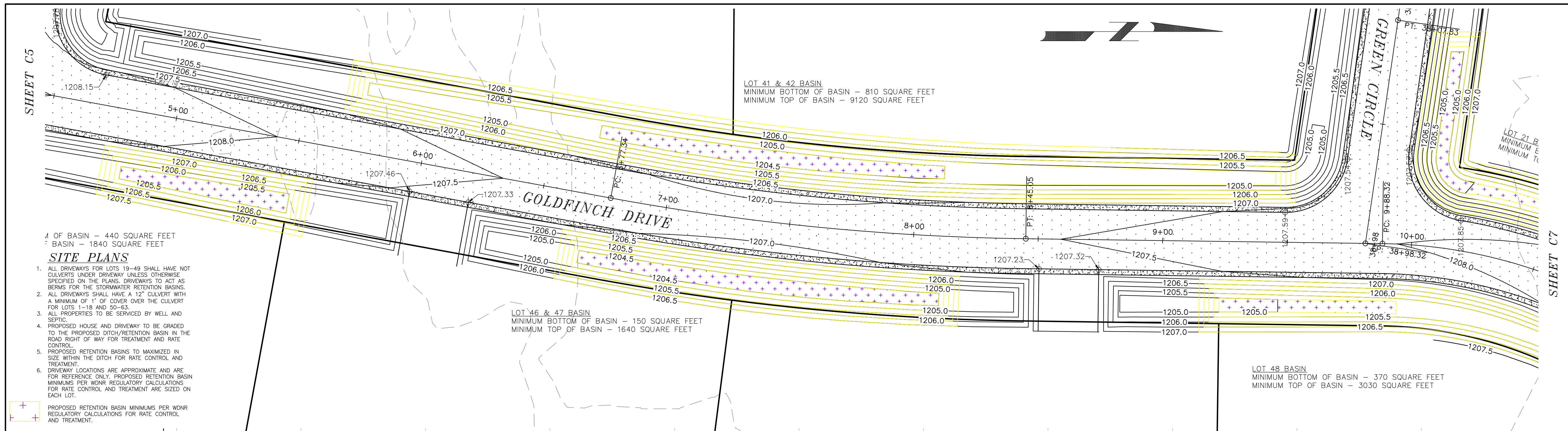


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PREPARED FOR: GREEN TREE CONSTRUCTION

PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C5

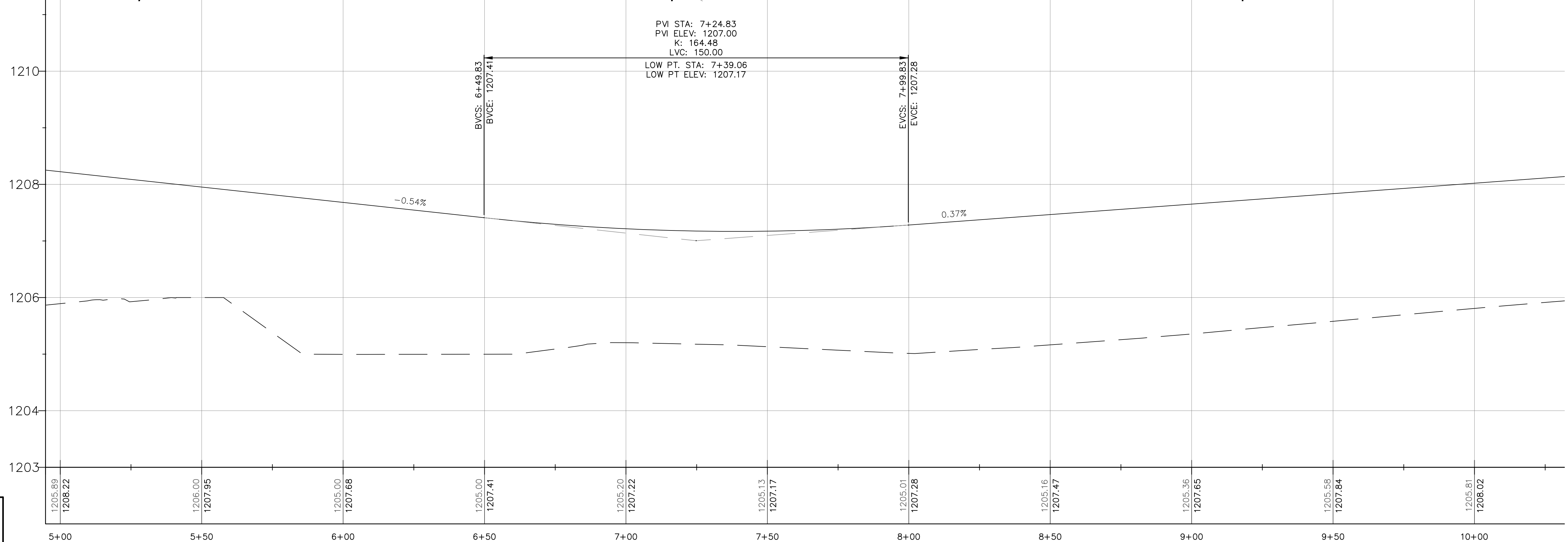


1 OF BASIN - 440 SQUARE FEET
 7 BASIN - 1840 SQUARE FEET

SITE PLANS

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2. ALL DRIVEWAYS SHALL HAVE A 12" CULVERT WITH A MINIMUM OF 1' OF COVER OVER THE CULVERT FOR LOTS 1-18 AND 50-63.
3. ALL PROPERTIES TO BE SERVICED BY WELL AND SEPTIC.
4. PROPOSED HOUSE AND DRIVEWAY TO BE GRADED TO THE PROPOSED DITCH/RETENTION BASIN IN THE ROAD RIGHT OF WAY FOR TREATMENT AND RATE CONTROL.
5. PROPOSED RETENTION BASINS TO MAXIMIZED IN SIZE WITHIN THE DITCH FOR RATE CONTROL AND TREATMENT.
6. DRIVEWAY LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. PROPOSED RETENTION BASIN MINIMUMS PER WNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT ARE SIZED ON EACH LOT.

PROPOSED RETENTION BASIN MINIMUMS PER WNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT.



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TITLE PAGE: ***GOLDFINCH DRIVE PLAN & PROFILE 5+00 TO 10+00***

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
 MARATHON COUNTY, WISCONSIN

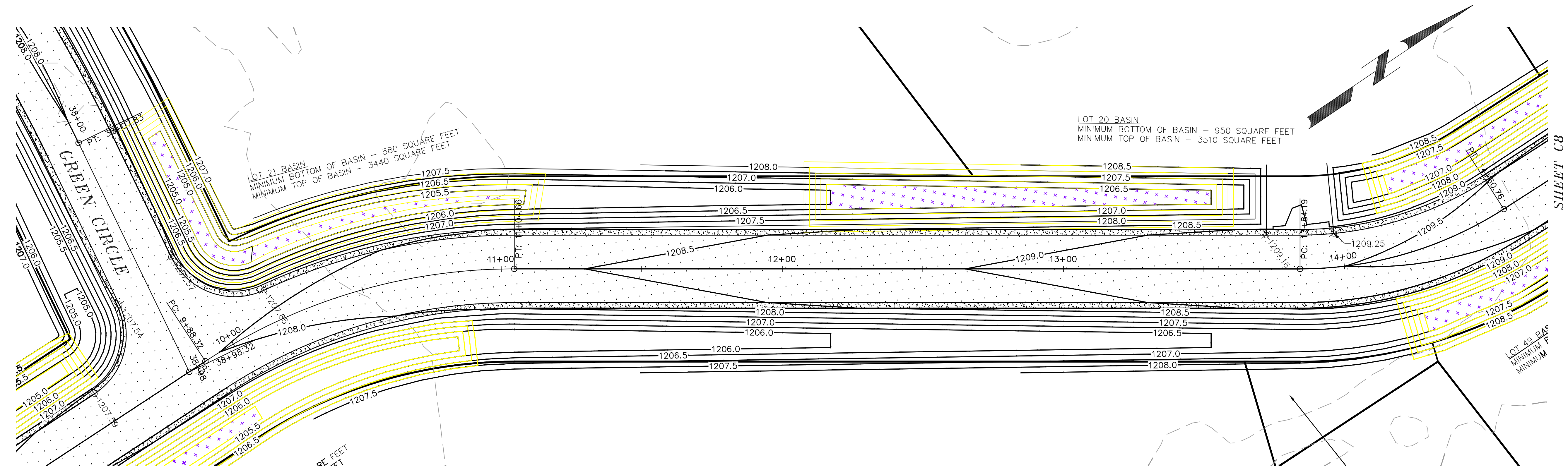


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PREPARED FOR: GREEN TREE CONSTRUCTION

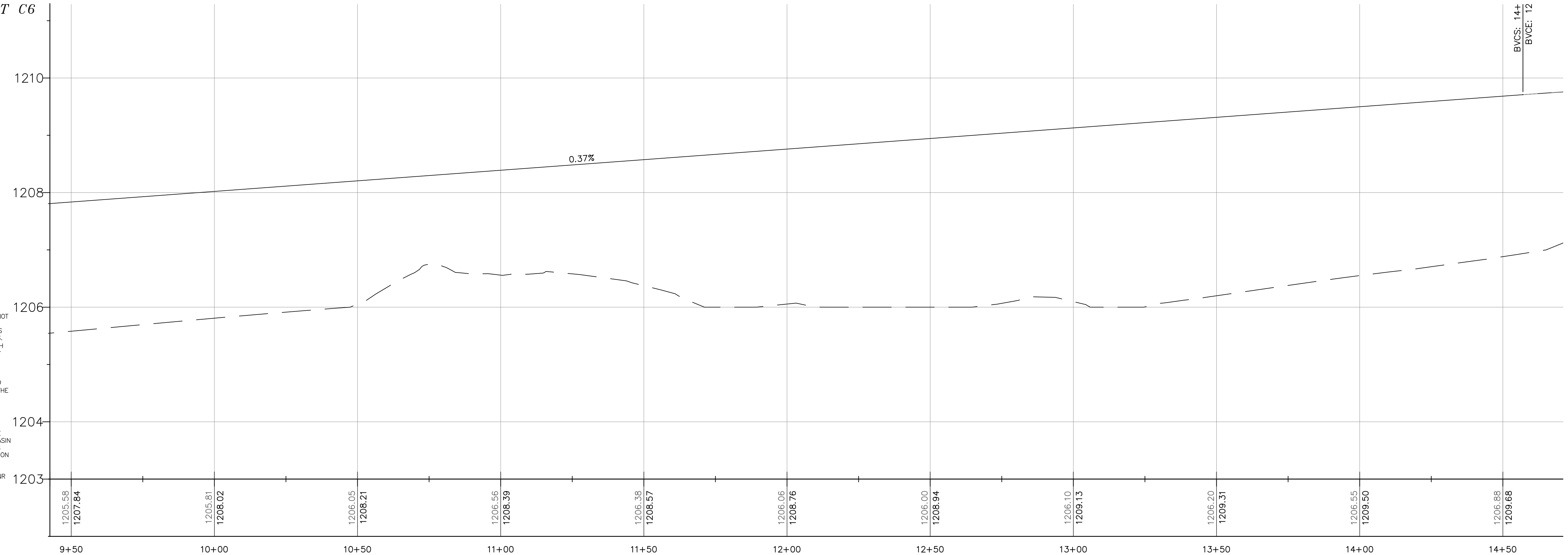
PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C6



SHEET C6

SHEET C8



SITE PLANS

1. ALL DRIVEWAYS FOR LOTS 19-49 SHALL HAVE NOT CULVERTS UNDER DRIVEWAY UNLESS OTHERWISE SPECIFIED ON THE PLANS. DRIVEWAYS TO ACT AS BERMS FOR THE STORMWATER RETENTION BASINS.
2. ALL DRIVEWAYS SHALL HAVE A 12" CULVERT WITH A MINIMUM OF 1" OF COVER OVER THE CULVERT FOR LOTS 1-18 AND 50-63.
3. ALL PROPERTIES TO BE SERVICED BY WELL AND SEPTIC.
4. PROPOSED HOUSE AND DRIVEWAY TO BE GRADED TO THE PROPOSED DITCH/RETENTION BASIN IN THE ROAD RIGHT OF WAY FOR TREATMENT AND RATE CONTROL.
5. PROPOSED RETENTION BASINS TO MAXIMIZED IN SIZE WITHIN THE DITCH FOR RATE CONTROL AND TREATMENT.
6. DRIVEWAY LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT ARE SIZED ON EACH LOT.

PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT.

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *GOLDFINCH DRIVE PLAN & PROFILE 10+00 TO 14+50*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR: GREEN TREE CONSTRUCTION

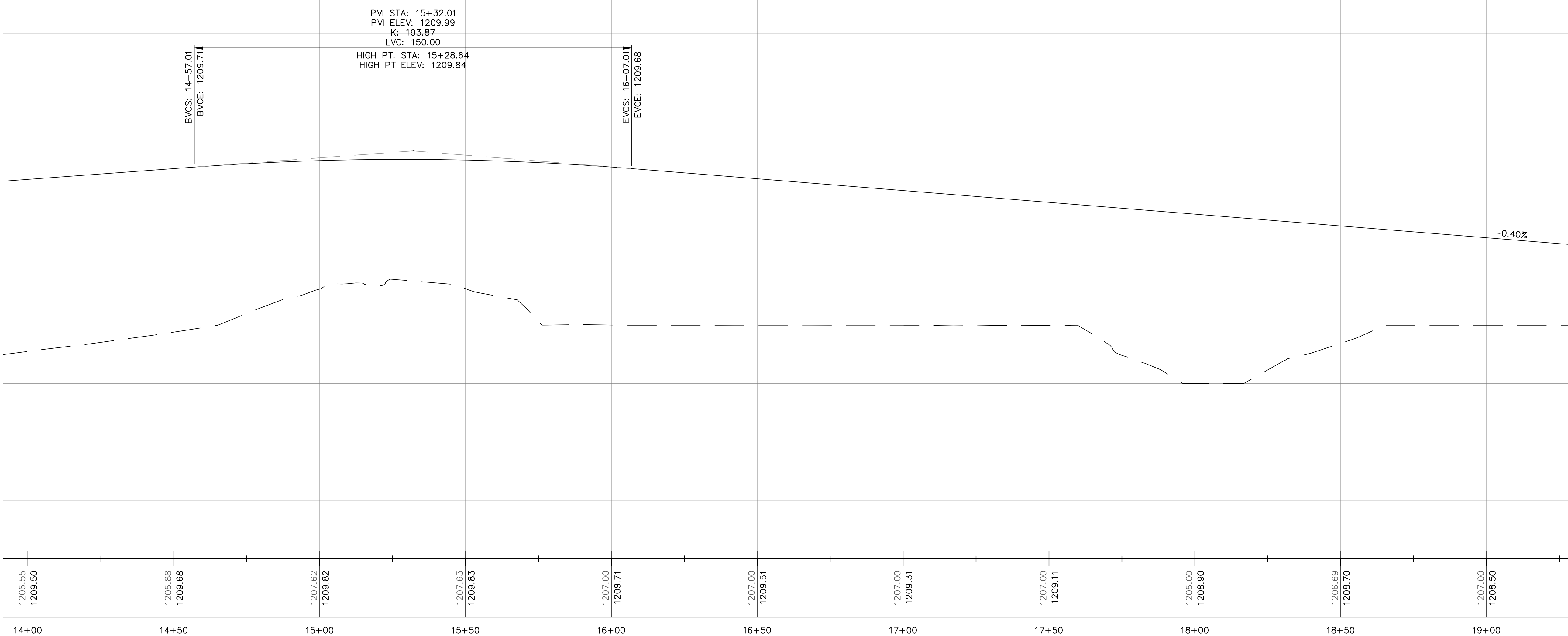
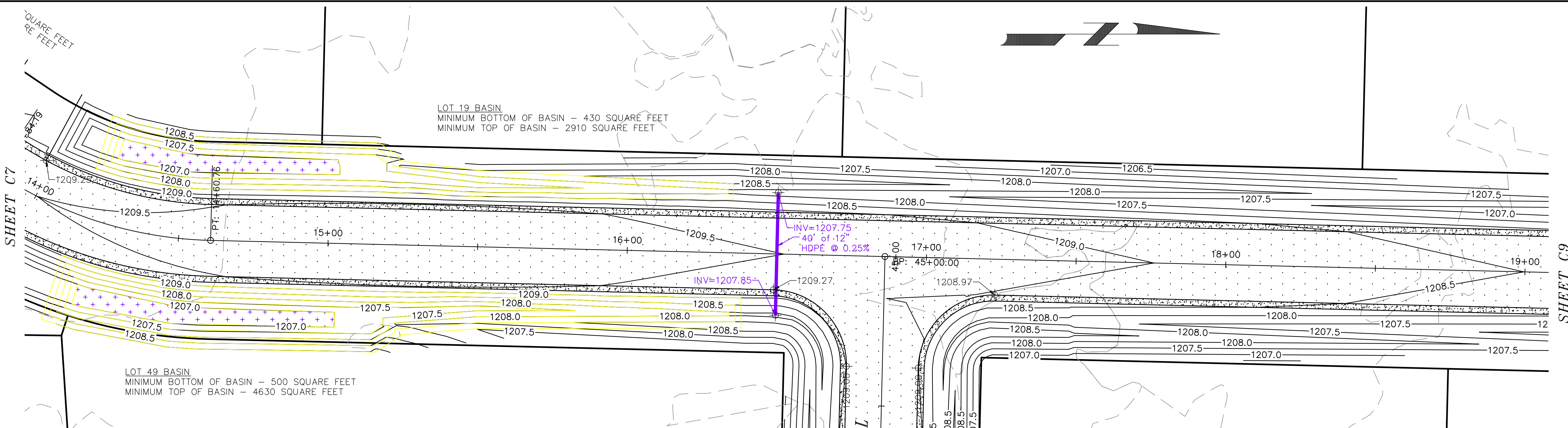
PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 150'
SHEET 1

SITE PLANS

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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *GOLDFINCH DRIVE PLAN & PROFILE 14+50 TO 19+00*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



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PREPARED FOR: GREEN TREE CONSTRUCTION

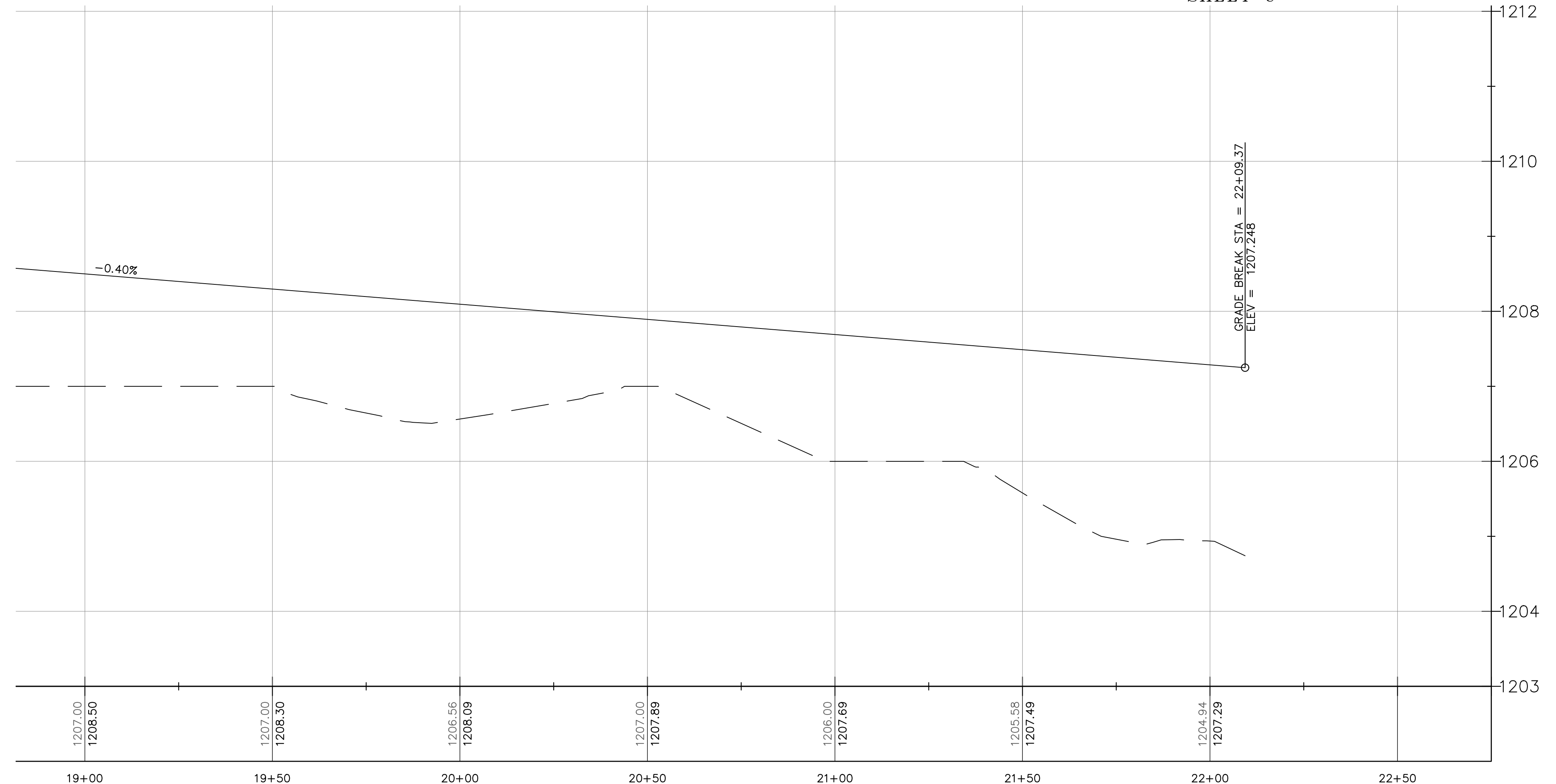
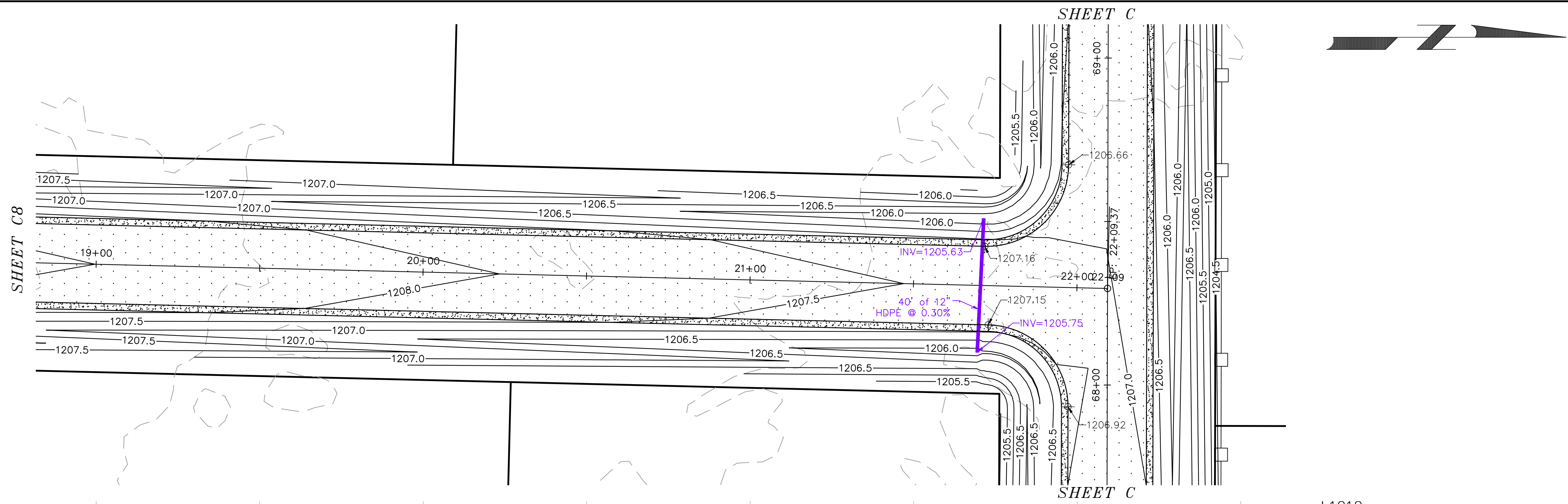
PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C8

SITE PLANS

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STAMP/SIGNATURE:

BY	DATE	DESCRIPTION

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: ***GOLDFINCH DRIVE PLAN & PROFILE 19+00 TO 22+00***

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



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PREPARED FOR: GREEN TREE CONSTRUCTION

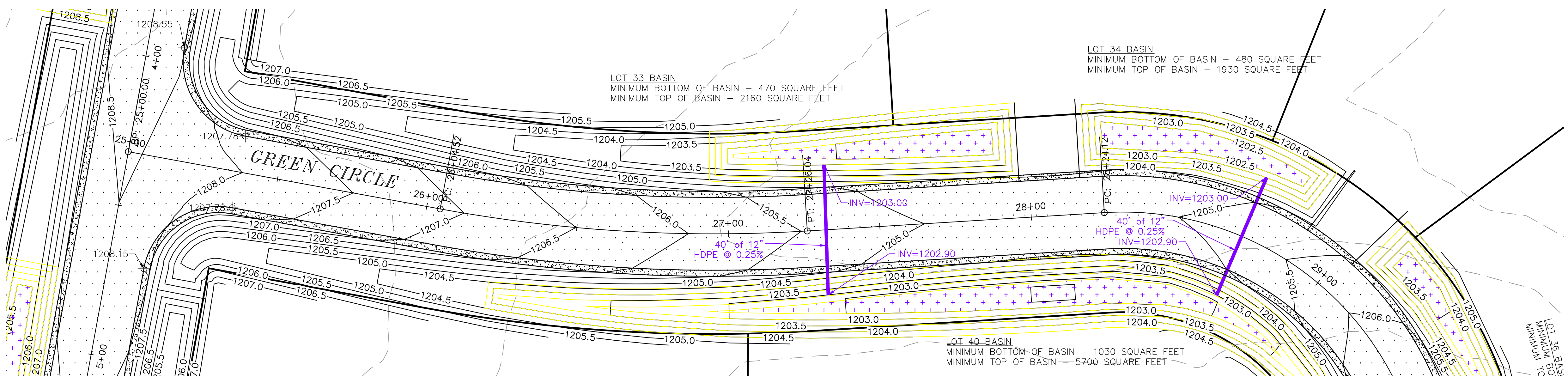
PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C9

SITE PLANS

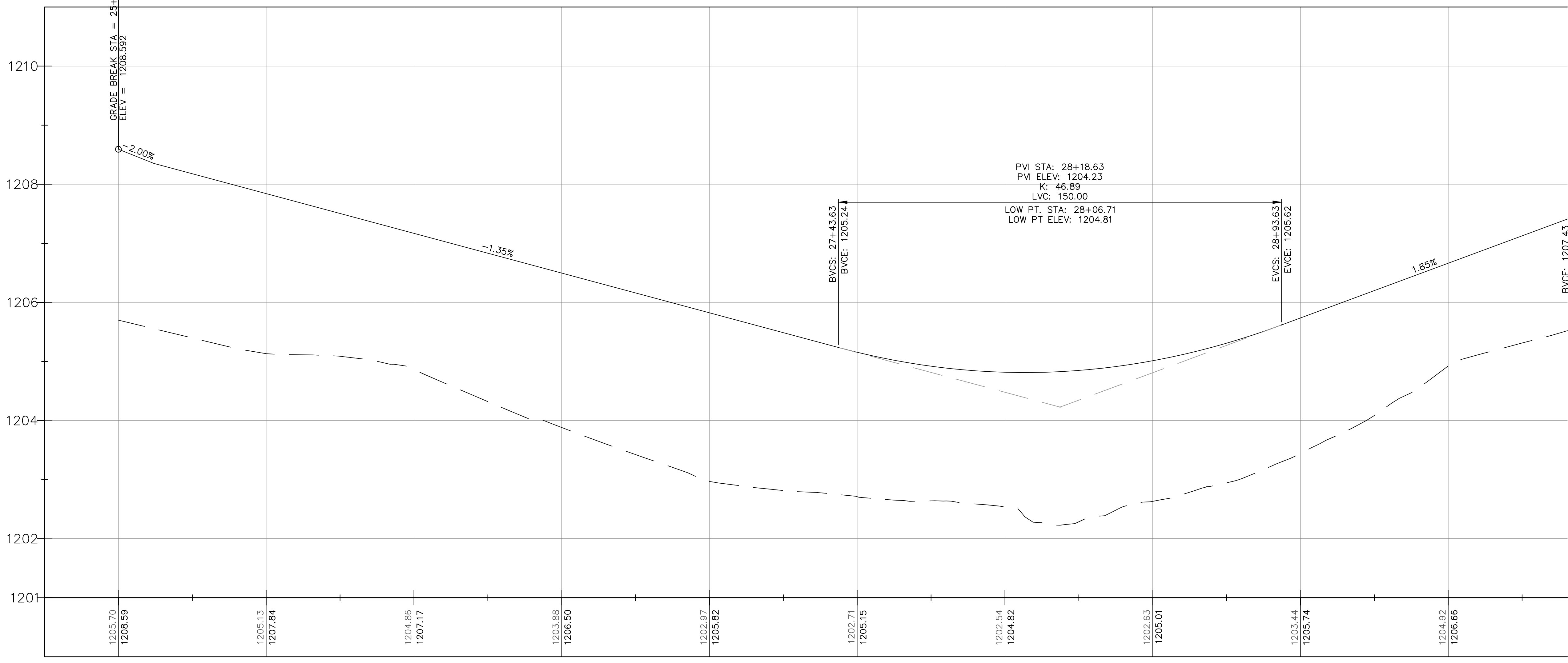
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SHEET C5

SHEET C11



SCALE NOTE:
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STAMP/SIGNATURE:		REVISIONS		
BY	DATE	DESCRIPTION		

TITLE PAGE: GREEN CIRCLE PLAN & PROFILE 25+00 TO 29+50

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN



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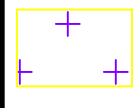
PREPARED FOR: GREEN TREE CONSTRUCTION

PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C10

SITE PLANS

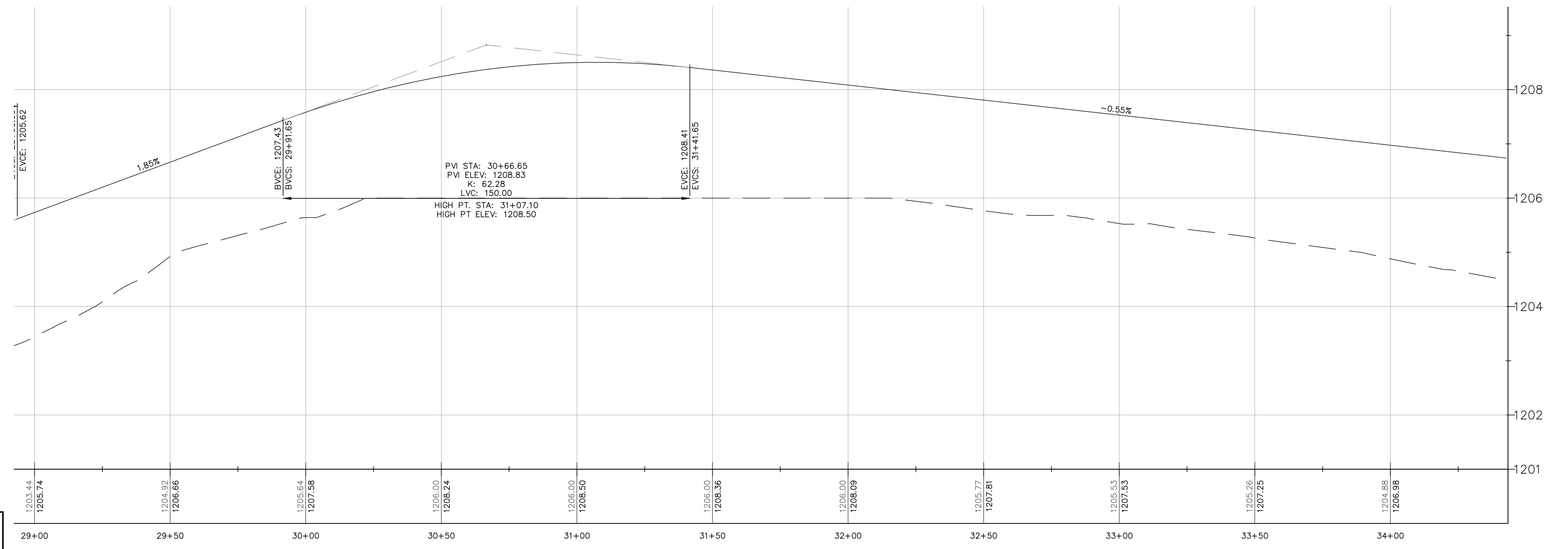
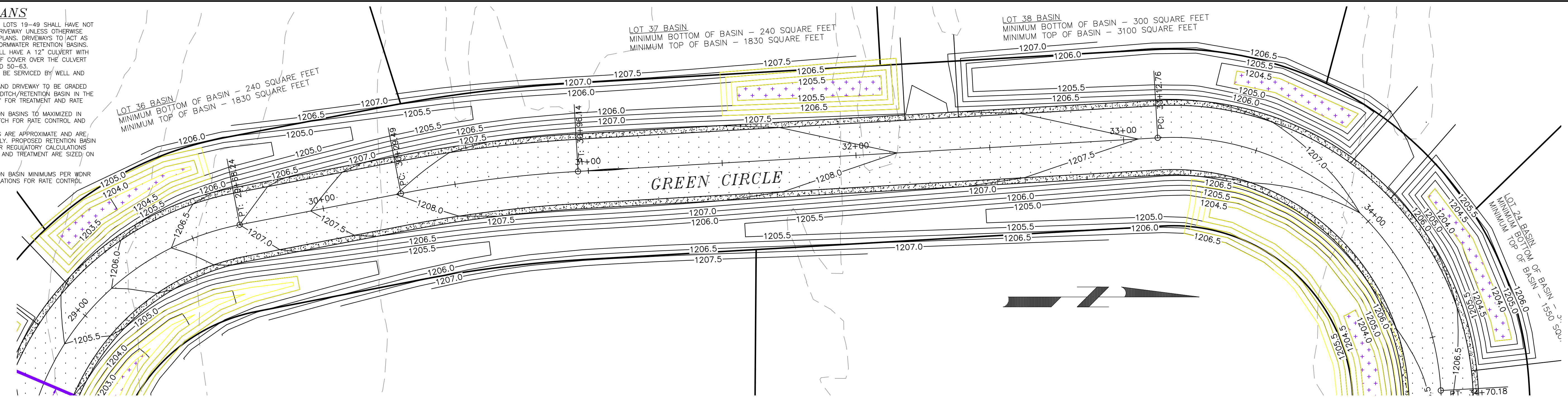
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PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT.

SHEET C10

SHEET C12



SCALE NOTE:
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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *GREEN CIRCLE PLAN & PROFILE 29+50 TO 34+00*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



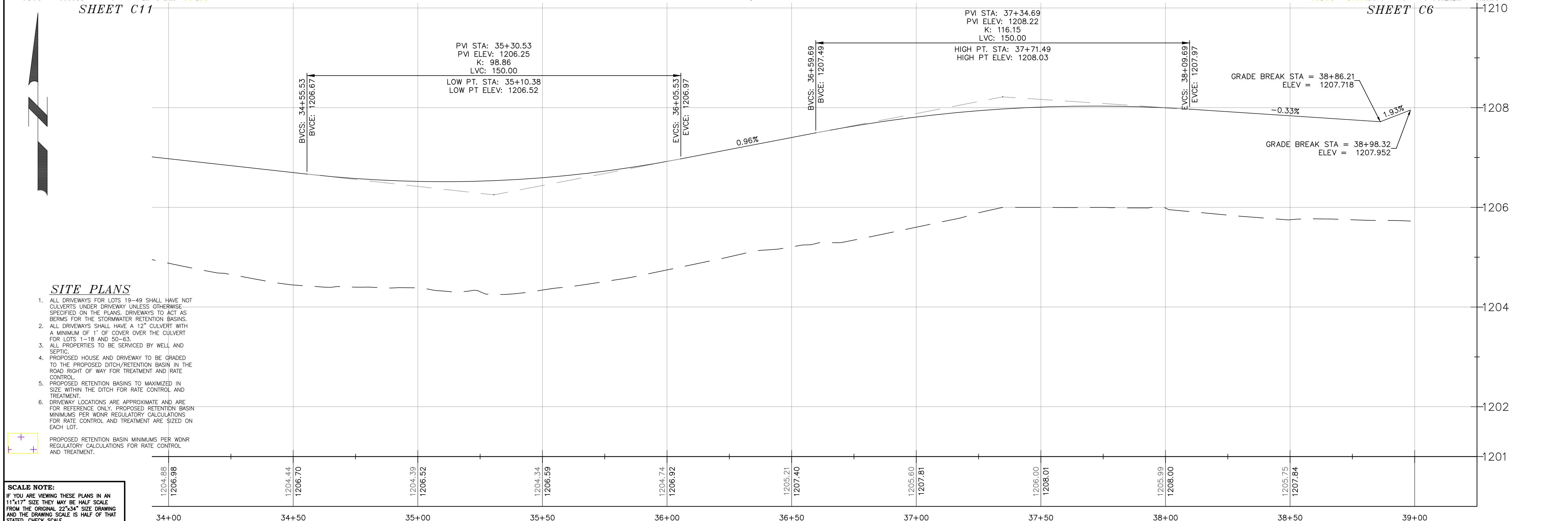
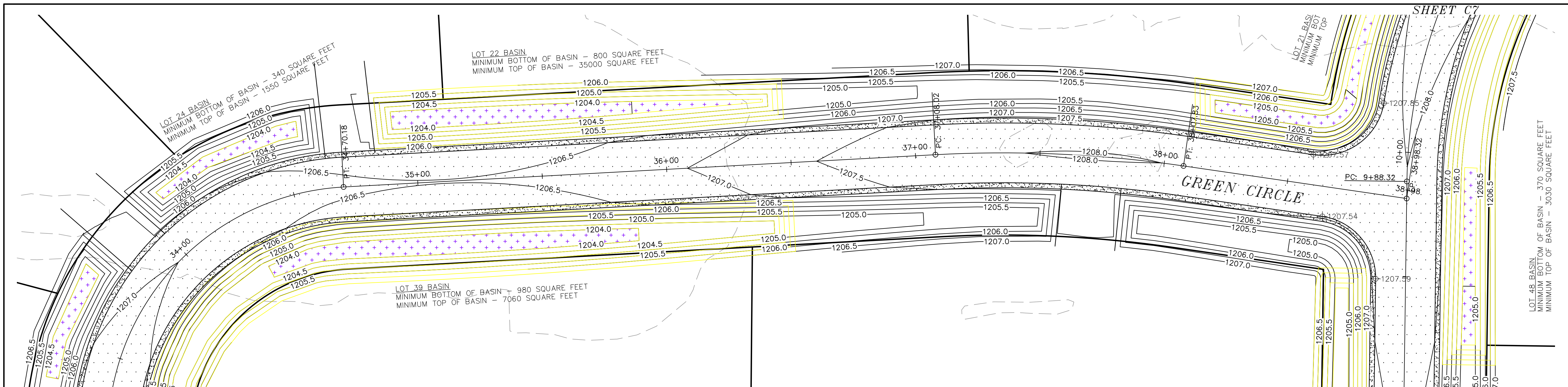
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PREPARED FOR: GREEN TREE CONSTRUCTION

PLAN DATE: JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C11



SITE PLANS

1. ALL DRIVEWAYS FOR LOTS 19-49 SHALL HAVE NOT CULVERTS UNDER DRIVEWAY UNLESS OTHERWISE SPECIFIED ON THE PLANS. DRIVEWAYS TO ACT AS BERMS FOR THE STORMWATER RETENTION BASINS.
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STAMP/SIGNATURE:		
BY	DATE	DESCRIPTION

TITLE PAGE: *GREEN CIRCLE PLAN & PROFILE 29+50 TO 34+00*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN

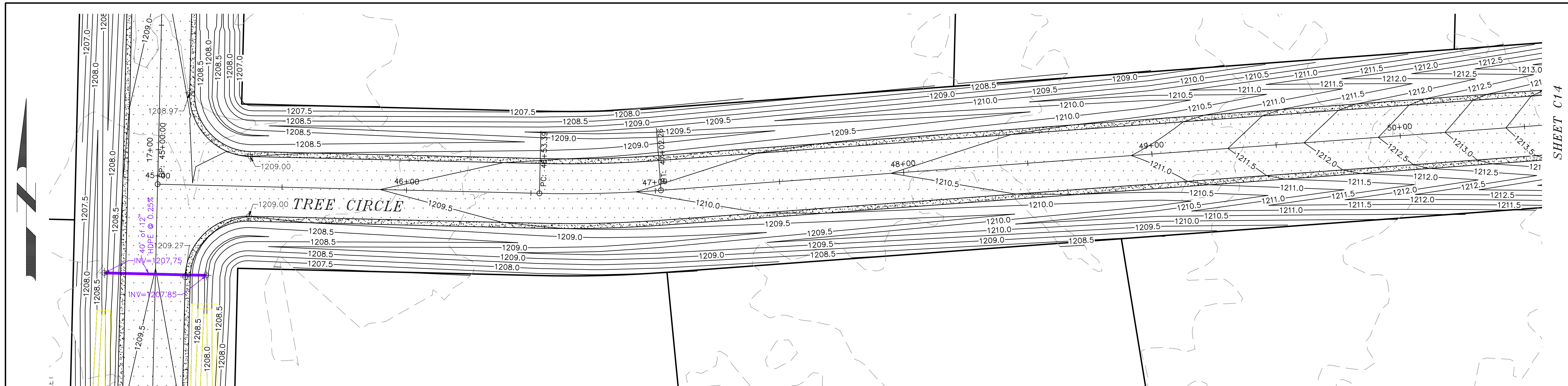


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PREPARED FOR: GREEN TREE CONSTRUCTION

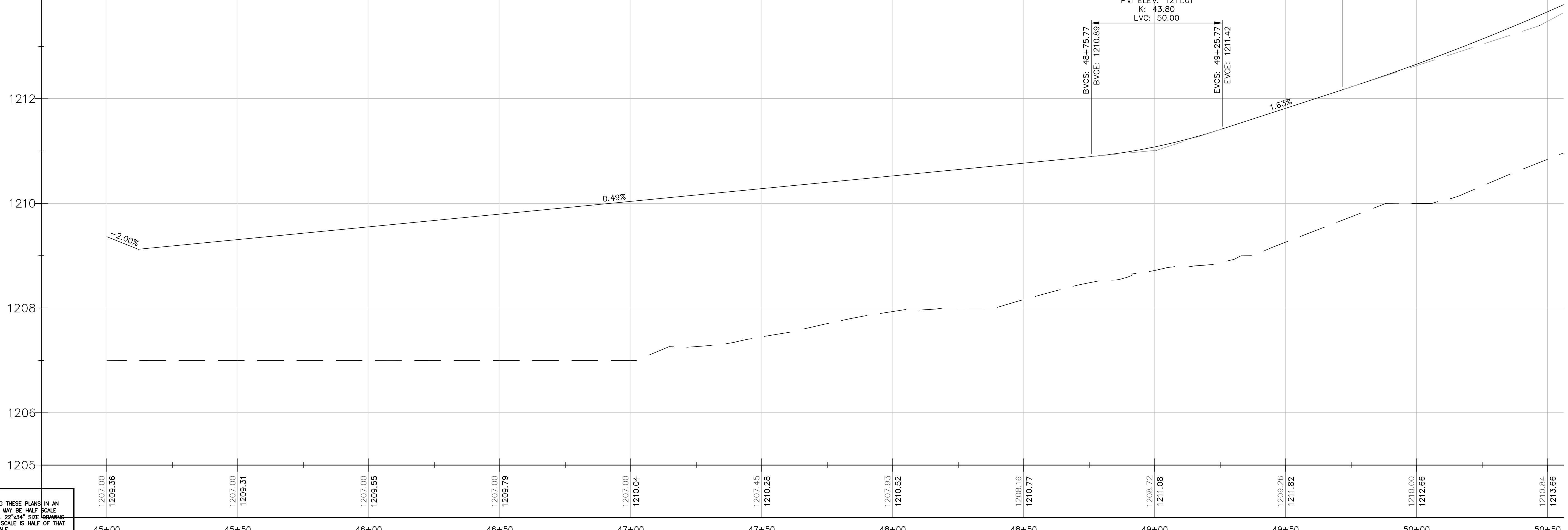
PLAN DATE: JUNE 10TH, 2026

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FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET: C12



1214 SHEET C8

SHEET C14



SCALE NOTE:
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STAMP/SIGNATURE:

BY	DATE	DESCRIPTION

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
TREE CIRCLE PLAN & PROFILE 45+00 TO 50+50

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
 MARATHON COUNTY, WISCONSIN



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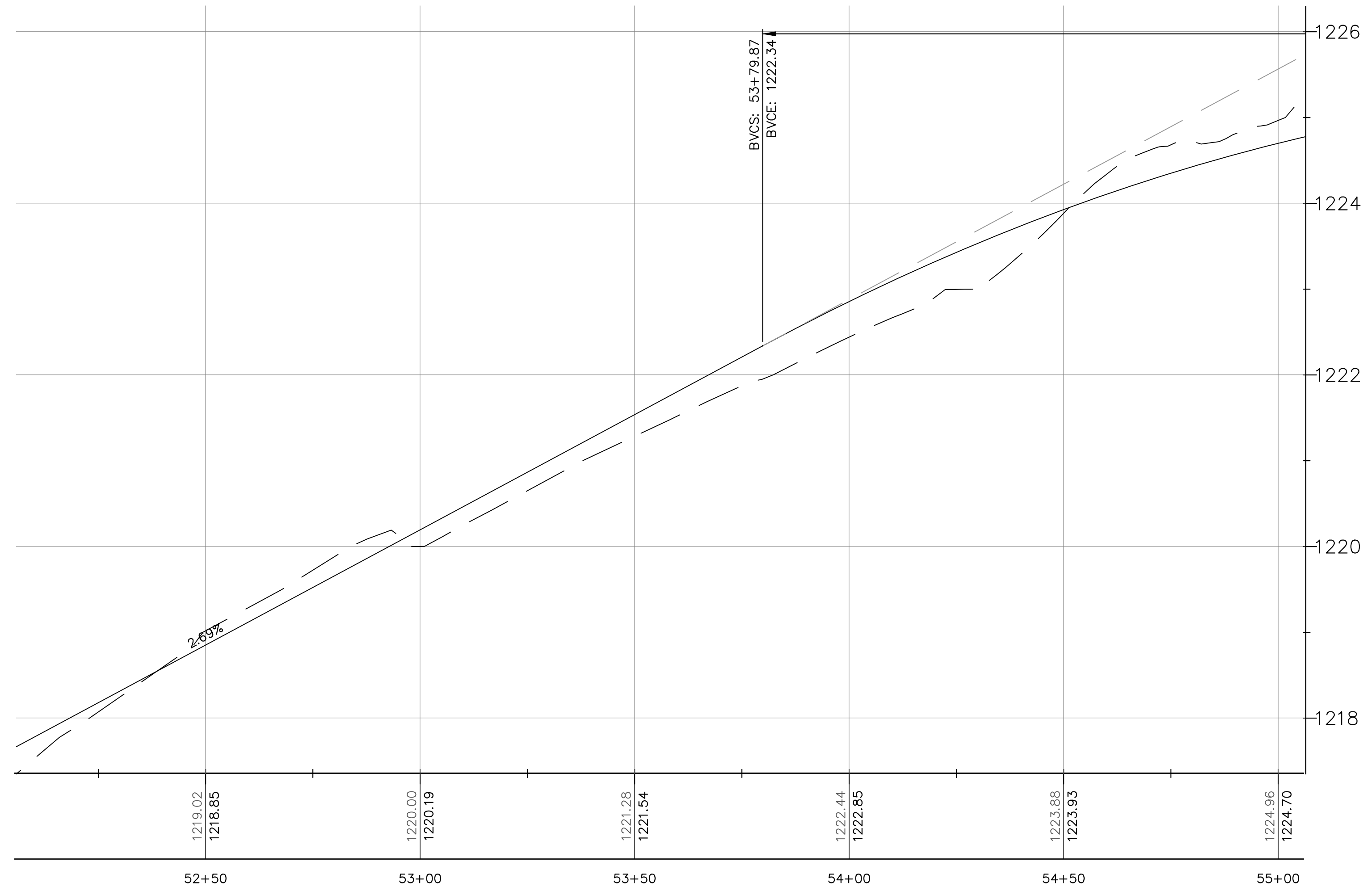
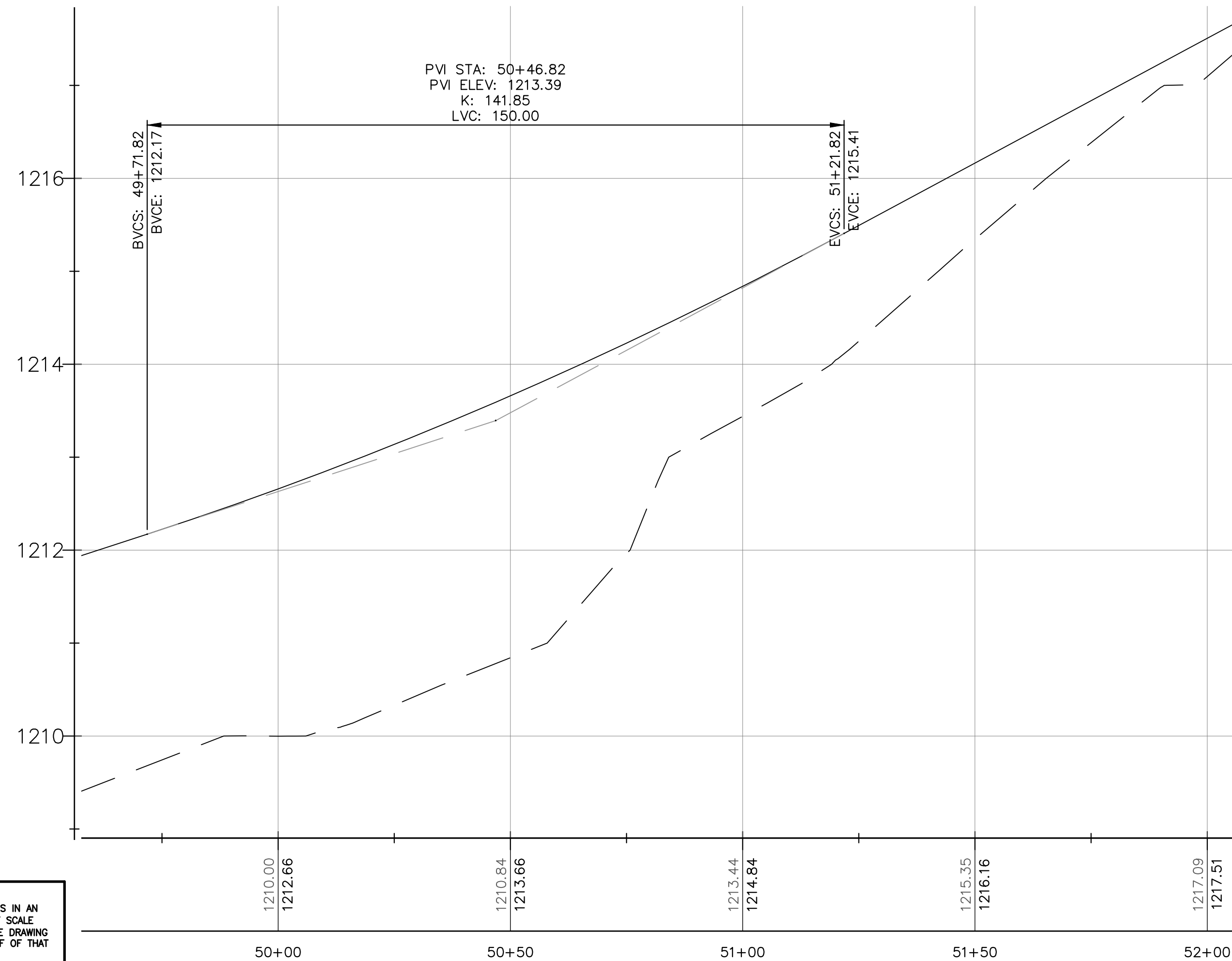
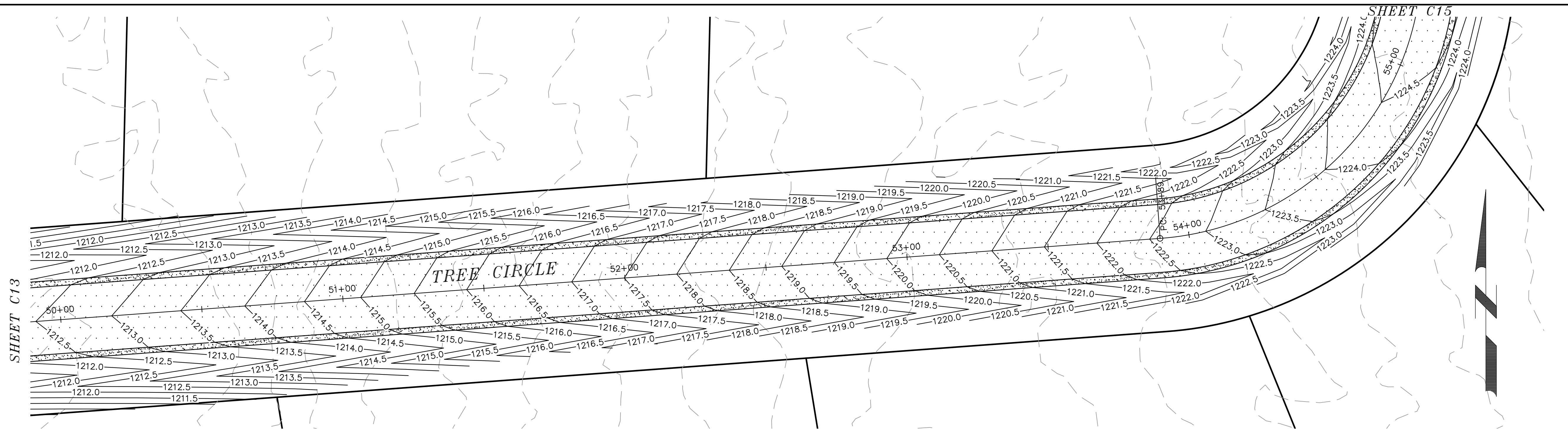
PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C13

SITE PLANS

1. ALL DRIVEWAYS FOR LOTS 19-49 SHALL HAVE NOT CULVERTS UNDER DRIVEWAY UNLESS OTHERWISE SPECIFIED ON THE PLANS. DRIVEWAYS TO ACT AS BERMS FOR THE STORMWATER RETENTION BASINS.
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STAMP/SIGNATURE:		
BY	DATE	DESCRIPTION

TITLE PAGE: ***TREE CIRCLE PLAN & PROFILE 50+50 TO 55+00***

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
 MARATHON COUNTY, WISCONSIN



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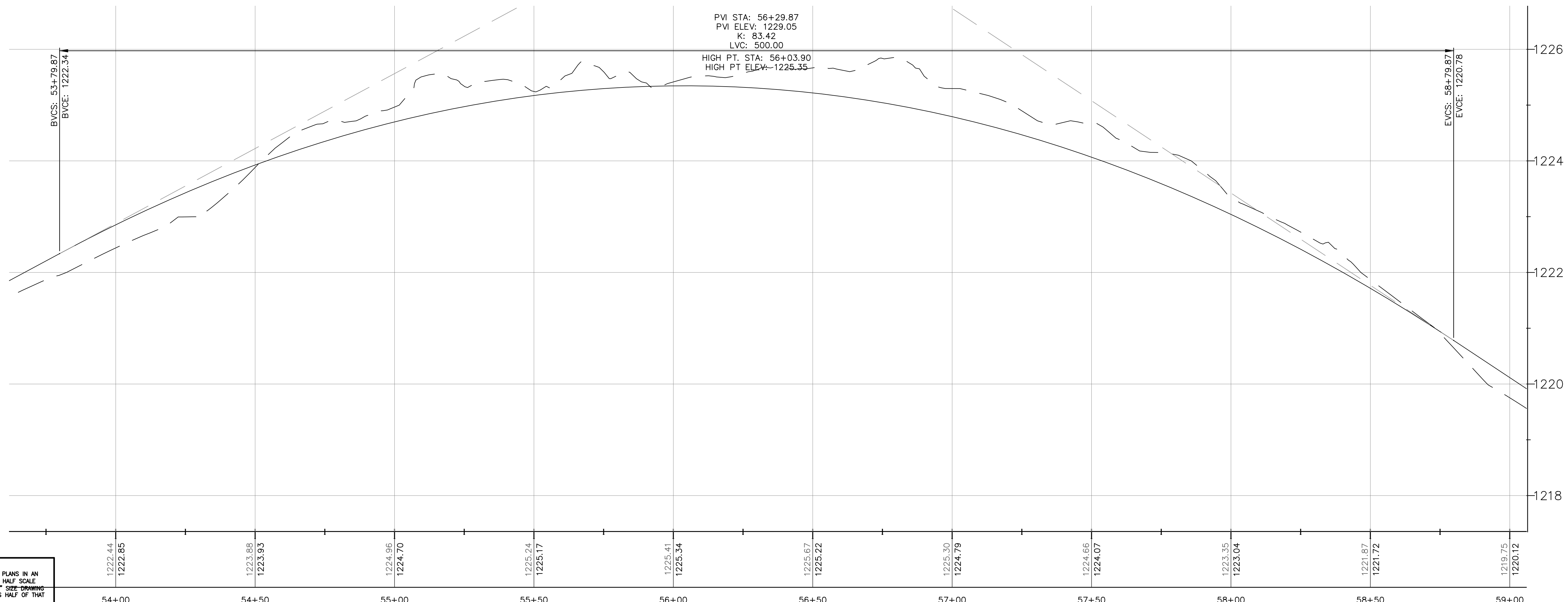
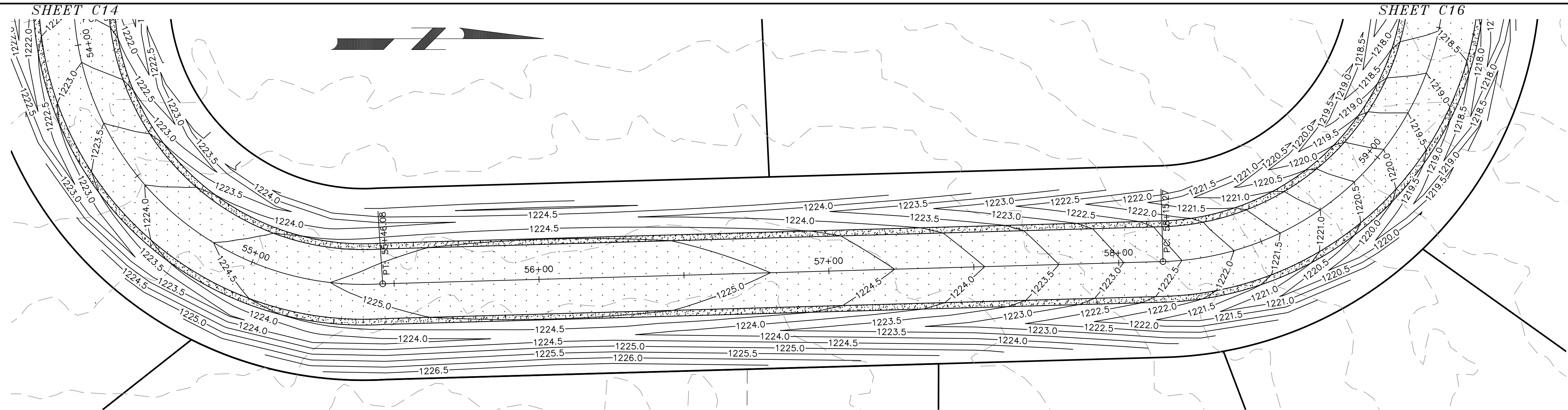
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PLAN DATE: JUNE 10TH, 2026

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FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C14

SITE PLANS

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STAMP/SIGNATURE:

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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
***TREE CIRCLE PLAN
& PROFILE 55+00 TO 59+00***

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



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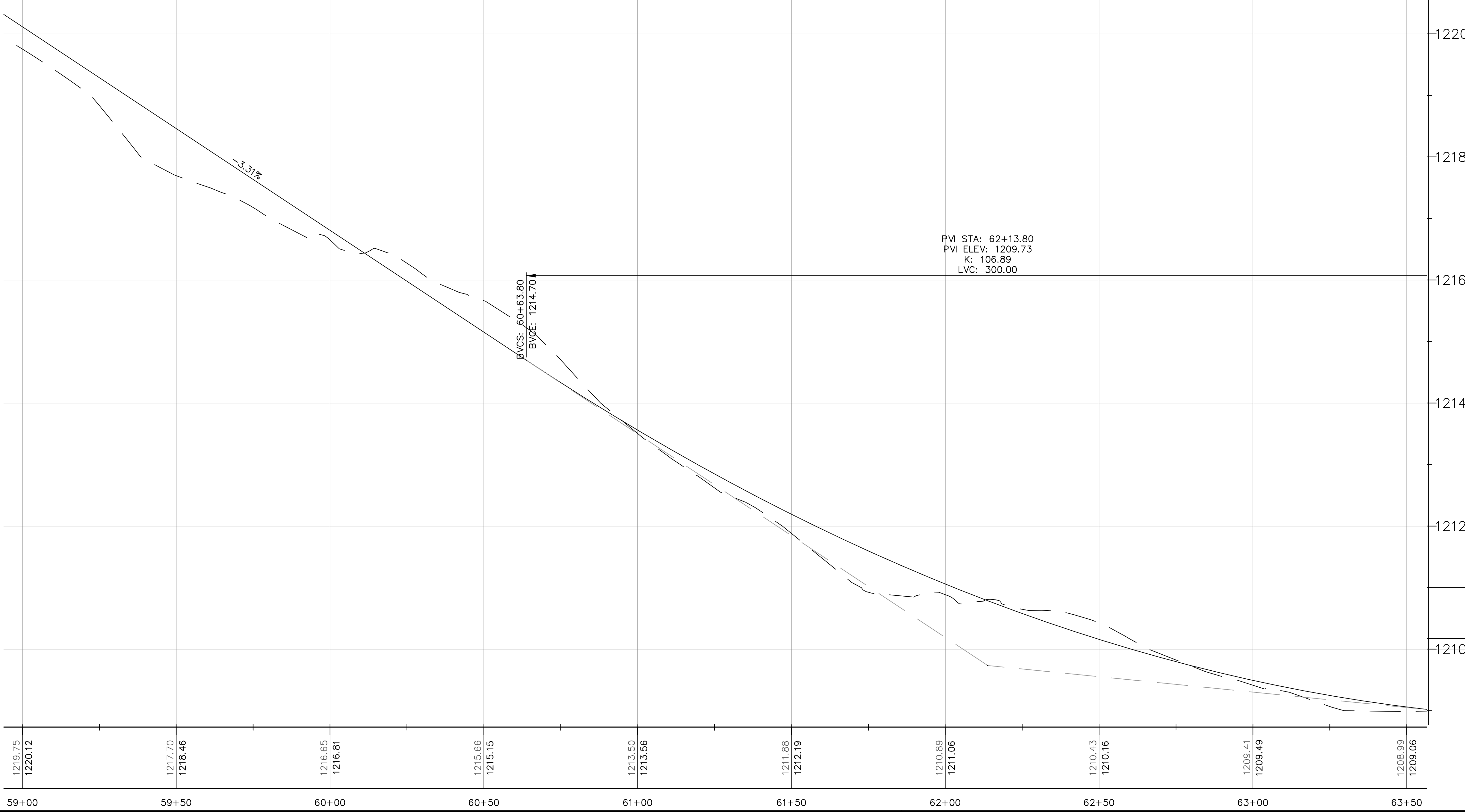
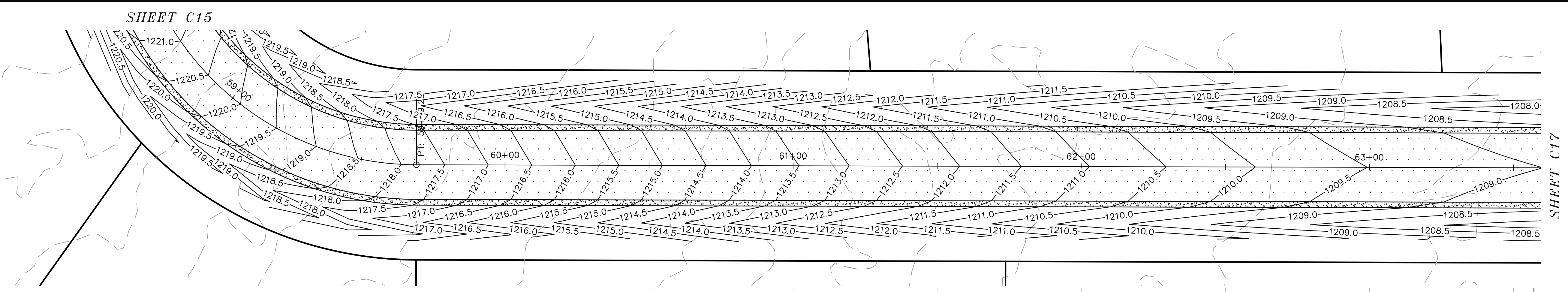
PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C15

SITE PLANS

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STAMP/SIGNATURE:		REVISIONS		
BY	DATE	DESCRIPTION		

TITLE PAGE:
**TREE CIRCLE PLAN
& PROFILE 59+00 TO 63+50**

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
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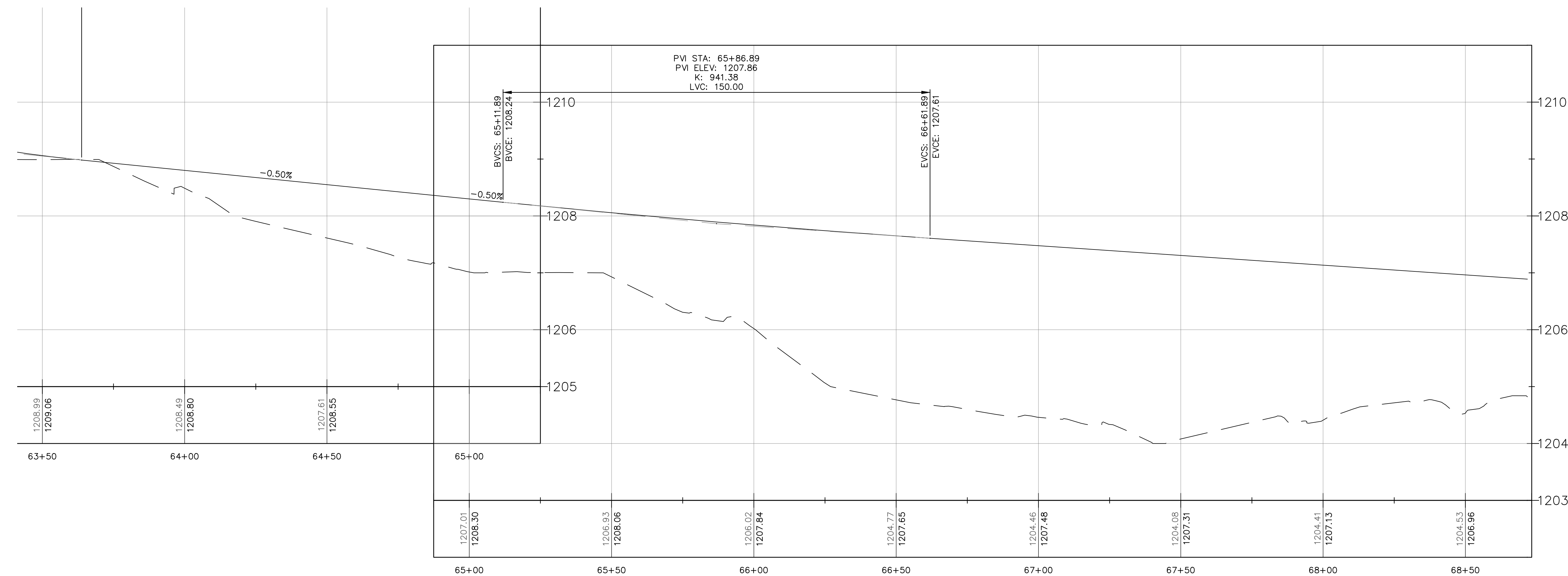
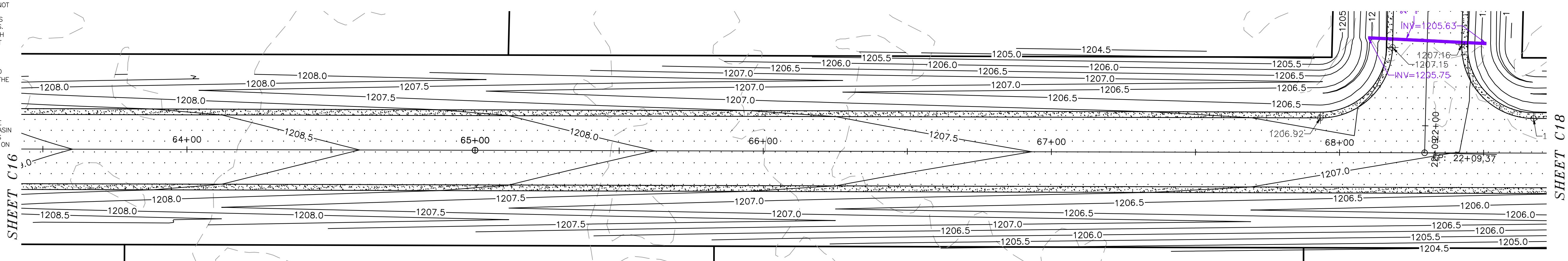
PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET
C16

SITE PLANS

- ALL DRIVEWAYS FOR LOTS 19-49 SHALL HAVE NOT CULVERTS UNDER DRIVEWAY UNLESS OTHERWISE SPECIFIED ON THE PLANS. DRIVEWAYS TO ACT AS BERMS FOR THE STORMWATER RETENTION BASINS.
- ALL DRIVEWAYS SHALL HAVE A 12" CULVERT WITH A MINIMUM OF 1" OF COVER OVER THE CULVERT FOR LOTS 1-18 AND 50-63.
- ALL PROPERTIES TO BE SERVICED BY WELL AND SEPTIC.
- PROPOSED HOUSE AND DRIVEWAY TO BE GRADED TO THE PROPOSED DITCH/RETENTION BASIN IN THE ROAD RIGHT OF WAY FOR TREATMENT AND RATE CONTROL.
- PROPOSED RETENTION BASINS TO MAXIMIZE IN SIZE WITHIN THE DITCH FOR RATE CONTROL AND TREATMENT.
- DRIVEWAY LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. PROPOSED RETENTION BASIN MINIMUMS PER WONTA REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT ARE SIZED ON EACH LOT.



SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

BY	DATE	DESCRIPTION

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *TREE CIRCLE PLAN & PROFILE 63+50 TO 68+50*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



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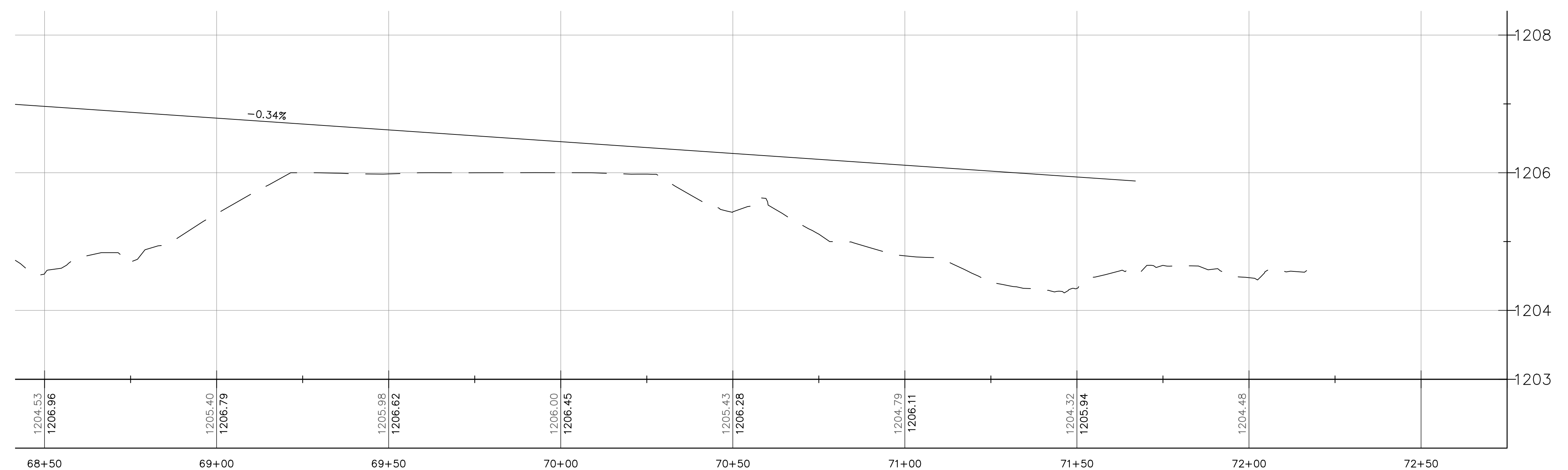
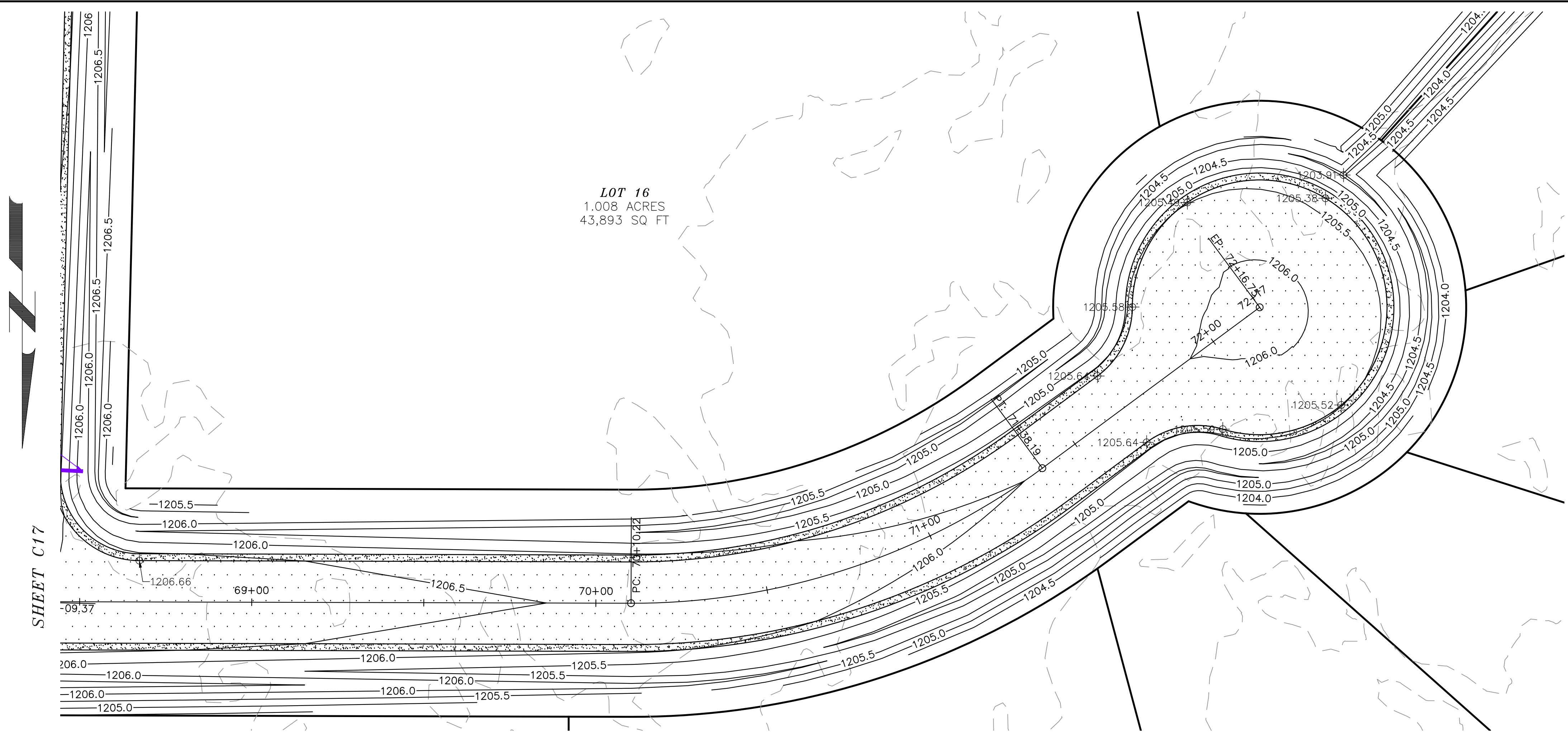
PREPARED FOR: GREEN TREE CONSTRUCTION

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SURVEYED BY: DUSTIN VREELAND
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SHEET C17

SITE PLANS

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BY	DATE	DESCRIPTION

TITLE PAGE: *TREE CIRCLE PLAN & PROFILE 68+50 TO 72+00*

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN

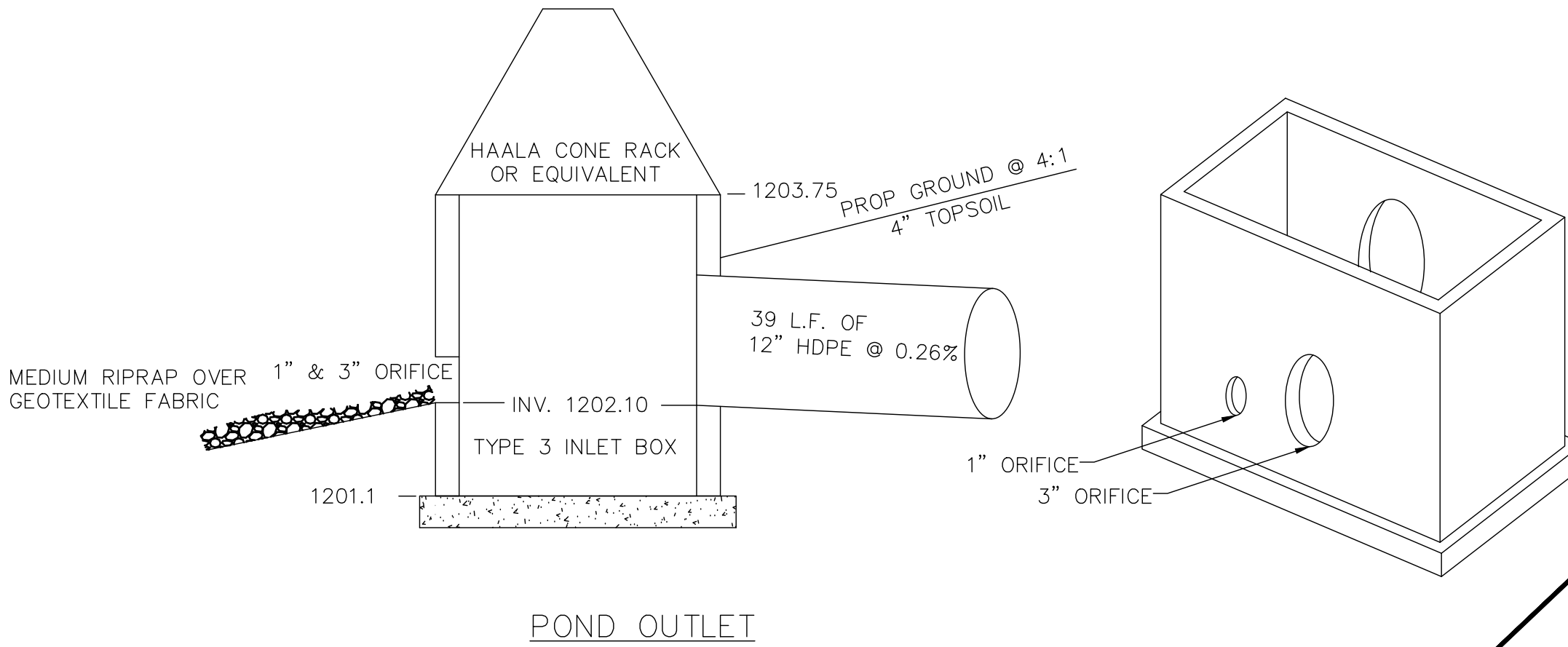
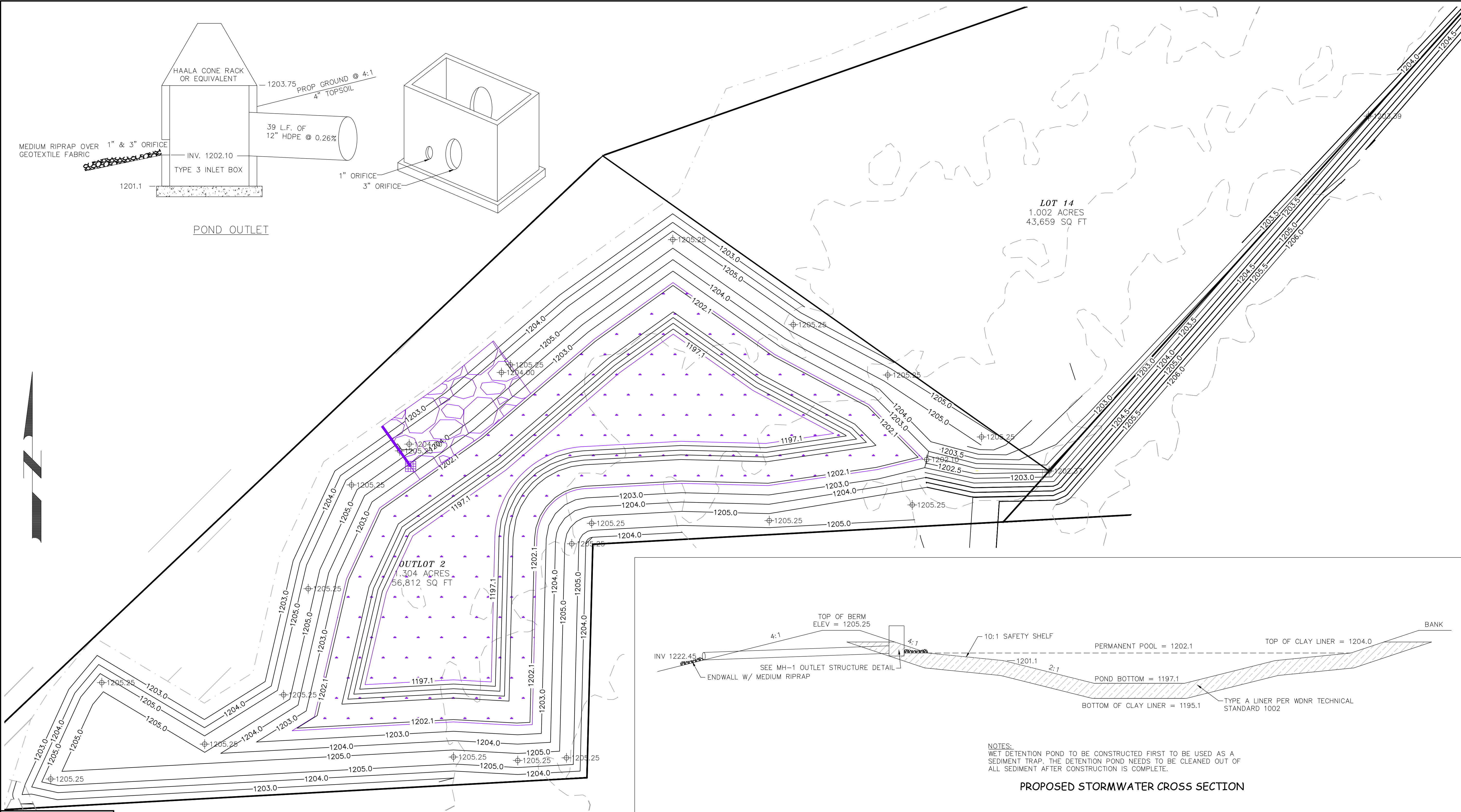


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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED STORMWATER POND & DETAILS

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
 MARATHON COUNTY, WISCONSIN



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PREPARED FOR:
 GREEN TREE CONSTRUCTION

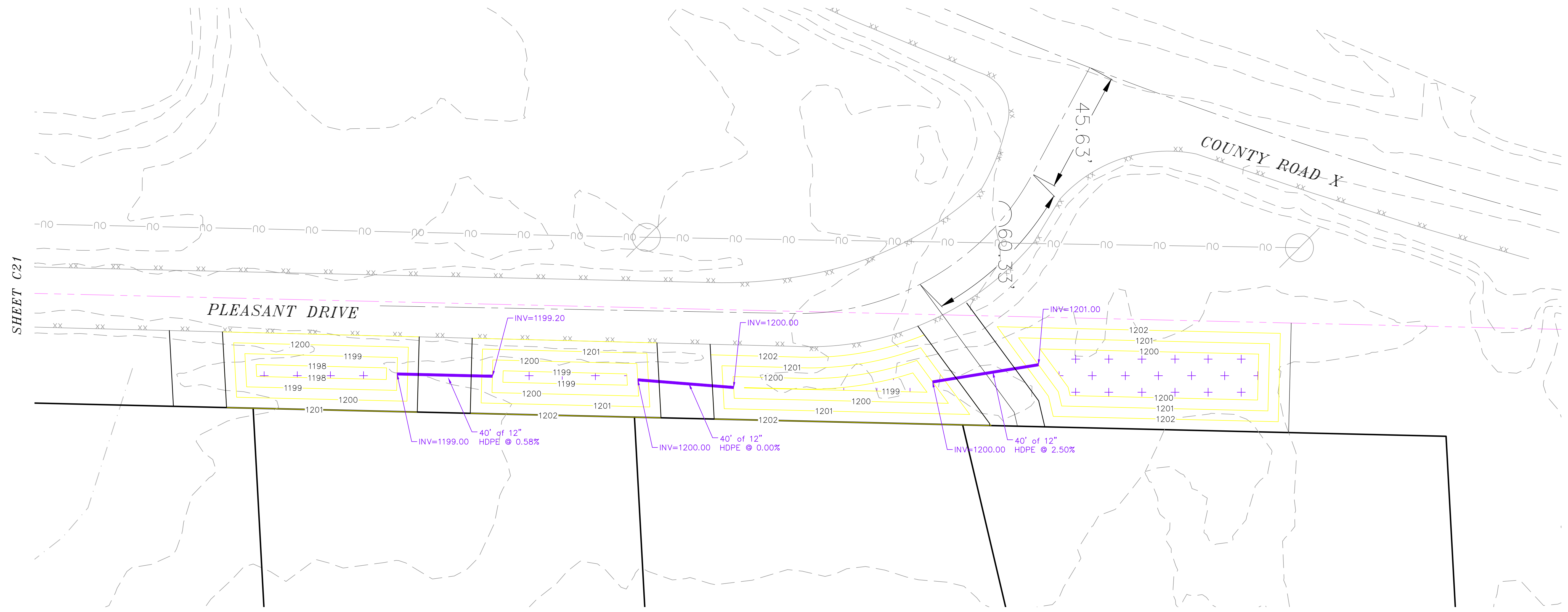
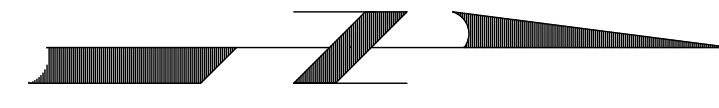
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 SCALE: 1" = 20'
 SHEET C19

SITE PLANS

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4. PROPOSED HOUSE AND DRIVEWAY TO BE GRADED TO THE PROPOSED DITCH/RETENTION BASIN IN THE ROAD RIGHT OF WAY FOR TREATMENT AND RATE CONTROL.
5. PROPOSED RETENTION BASINS TO MAXIMIZE IN SIZE WITHIN THE DITCH FOR RATE CONTROL AND TREATMENT.
6. DRIVEWAY LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT ARE SIZED ON EACH LOT.

PROPOSED RETENTION BASIN MINIMUMS PER WDNR REGULATORY CALCULATIONS FOR RATE CONTROL AND TREATMENT.



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REVISIONS		
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TITLE PAGE:
PLEASANT DRIVE PLAN

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN



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PREPARED FOR:
GREEN TREE CONSTRUCTION

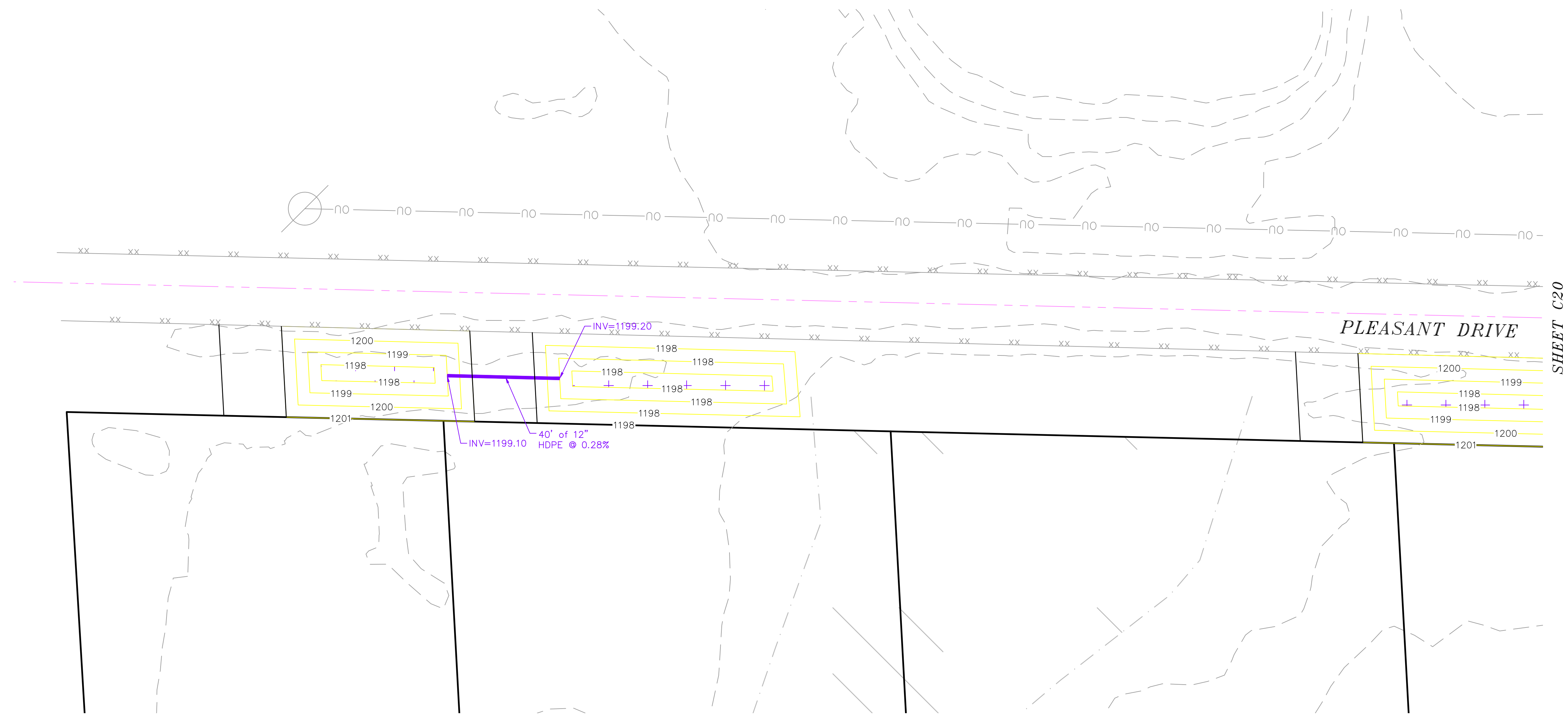
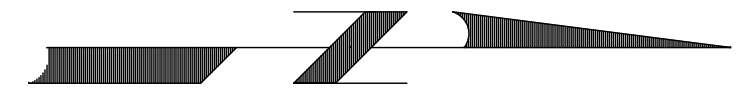
PLAN DATE:
JUNE 10TH, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DUSTIN VREELAND
FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C20

SITE PLANS

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TITLE PAGE:
PLEASANT DRIVE PLAN

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
MARATHON COUNTY, WISCONSIN

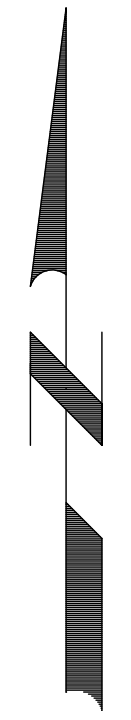
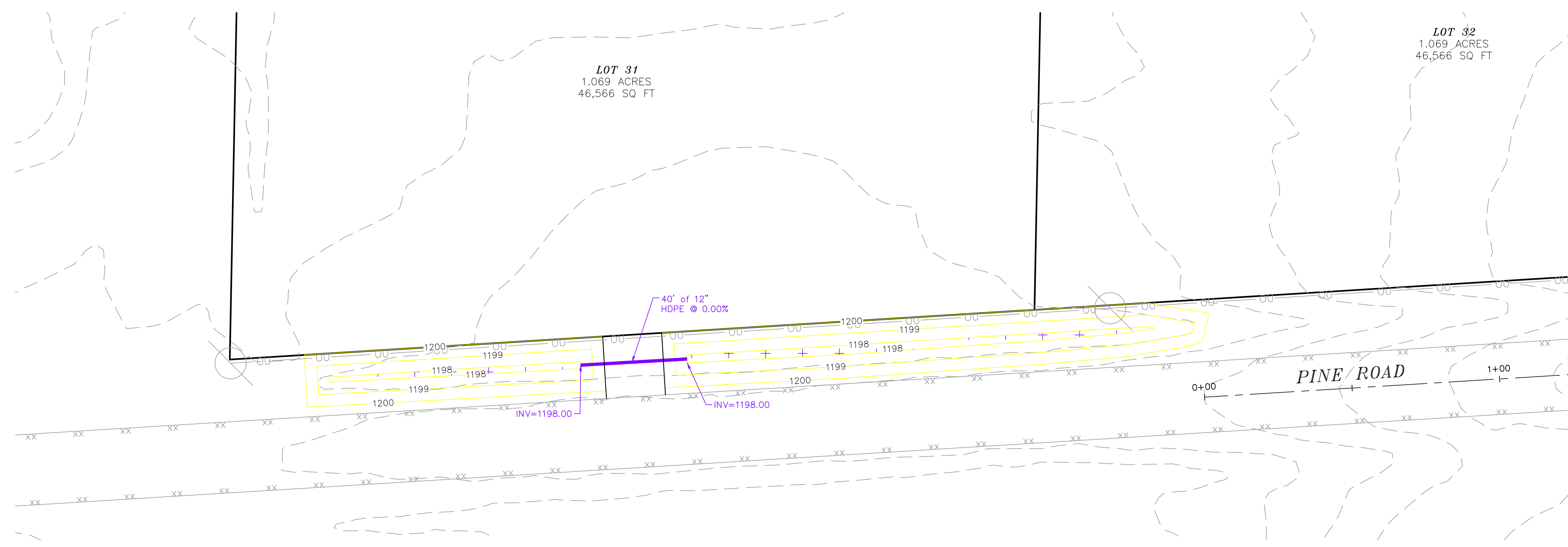


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PREPARED FOR:
GREEN TREE CONSTRUCTION

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FILE NO.: 26-0200 PLANS
DATE: JUNE 10TH, 2026
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SCALE NOTE:
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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
PINE ROAD PLAN

PROJECT: GREEN TREE TRAILS

LOCATION: VILLAGE OF KRONENWETTER
 MARATHON COUNTY, WISCONSIN



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PREPARED FOR:
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DATE: JUNE 10TH, 2026
SCALE: 1" = 20'
SHEET C22

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

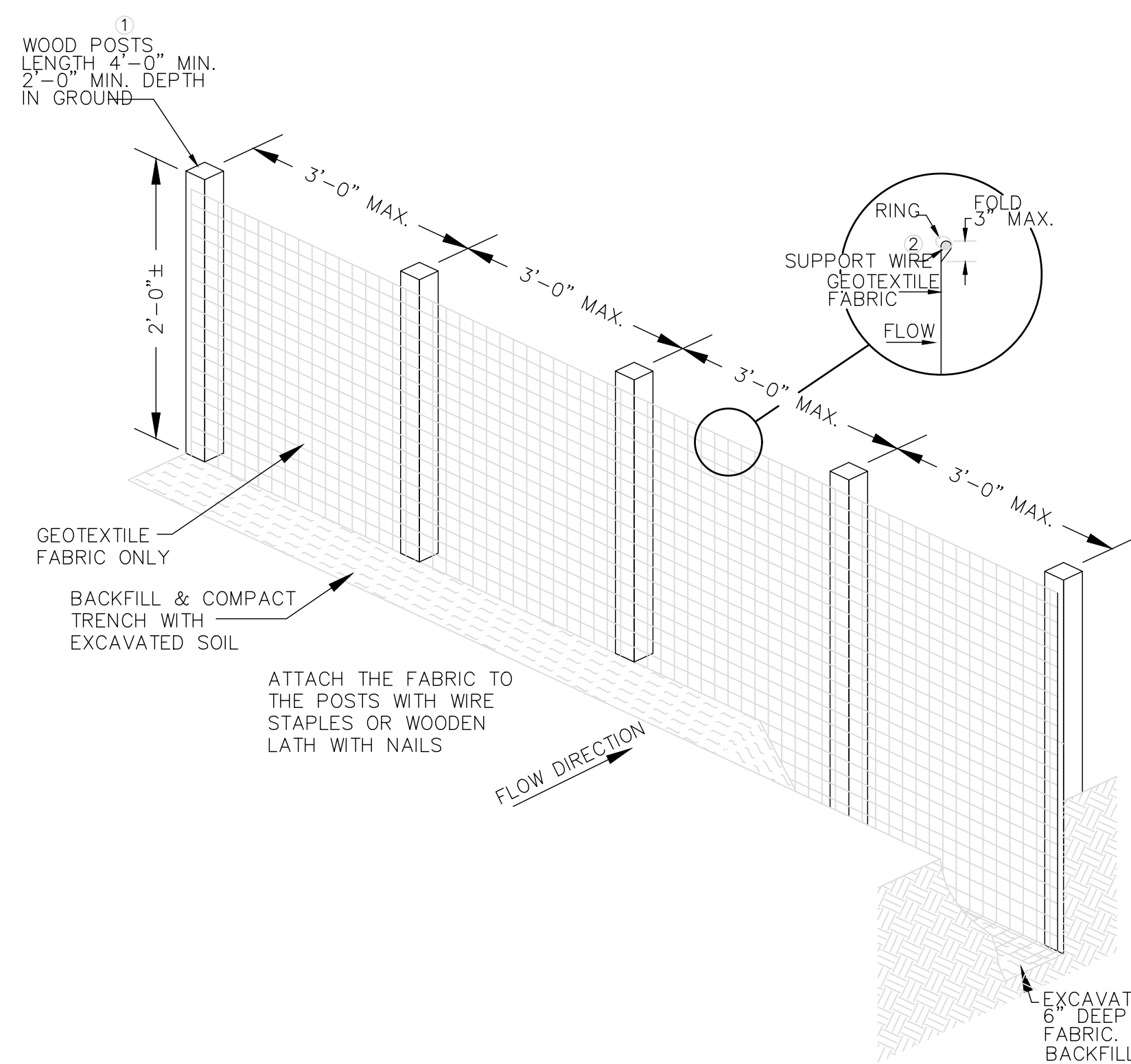
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

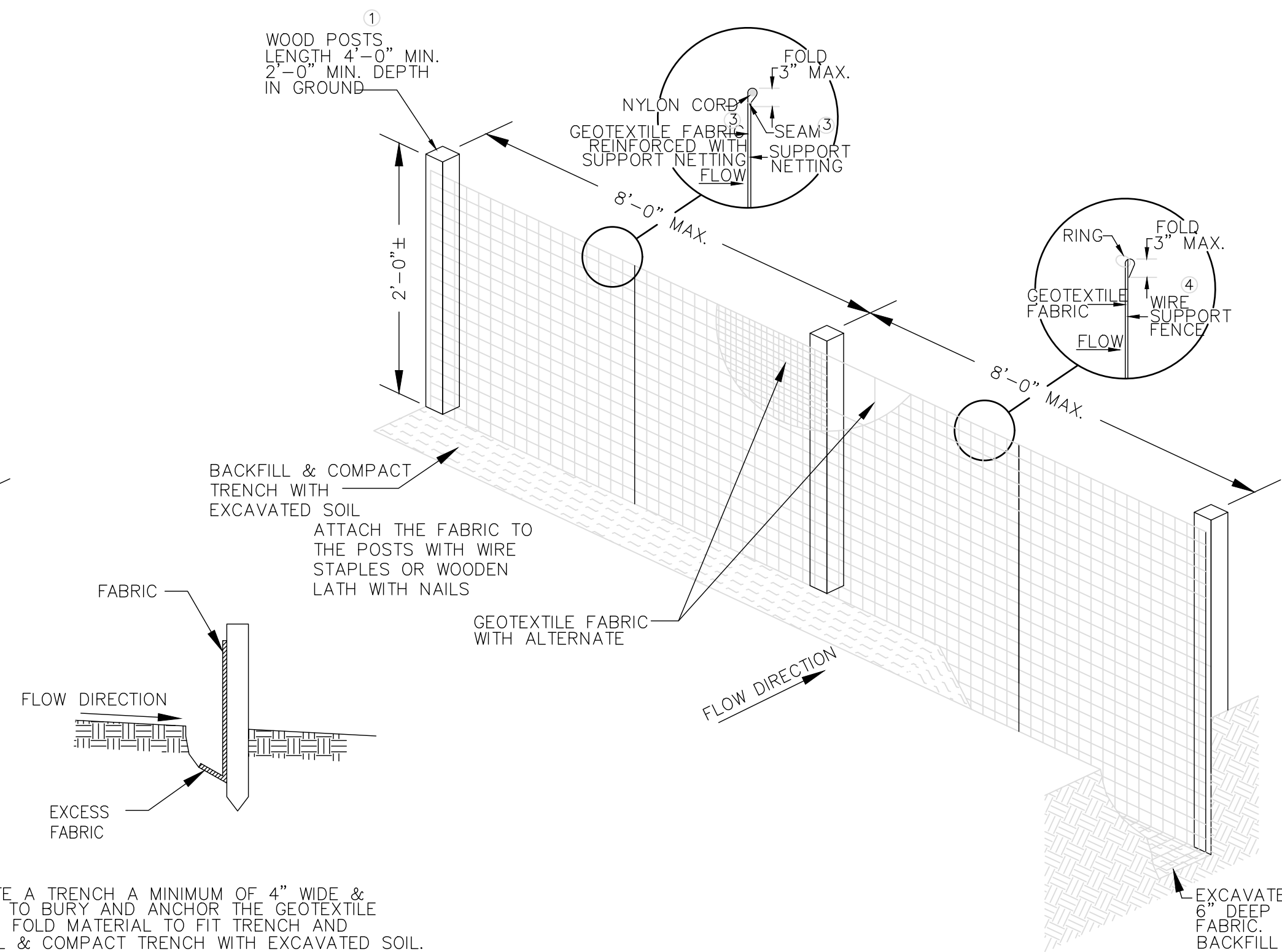
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH WITH NAILS.

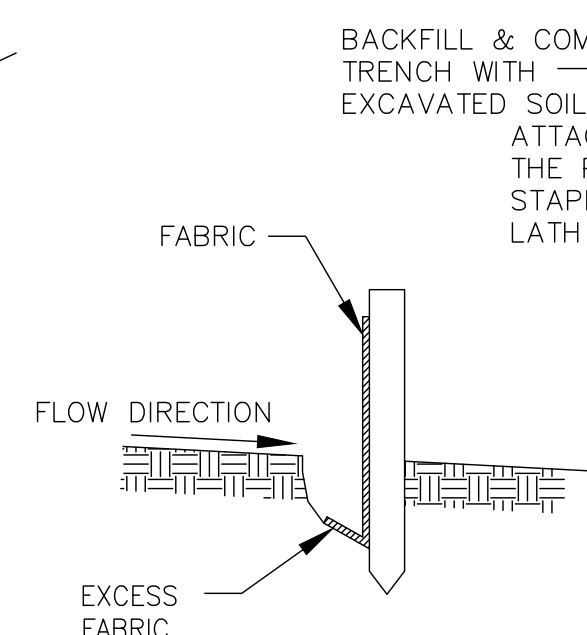
- STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



SILT FENCE ALTERNATE "A"



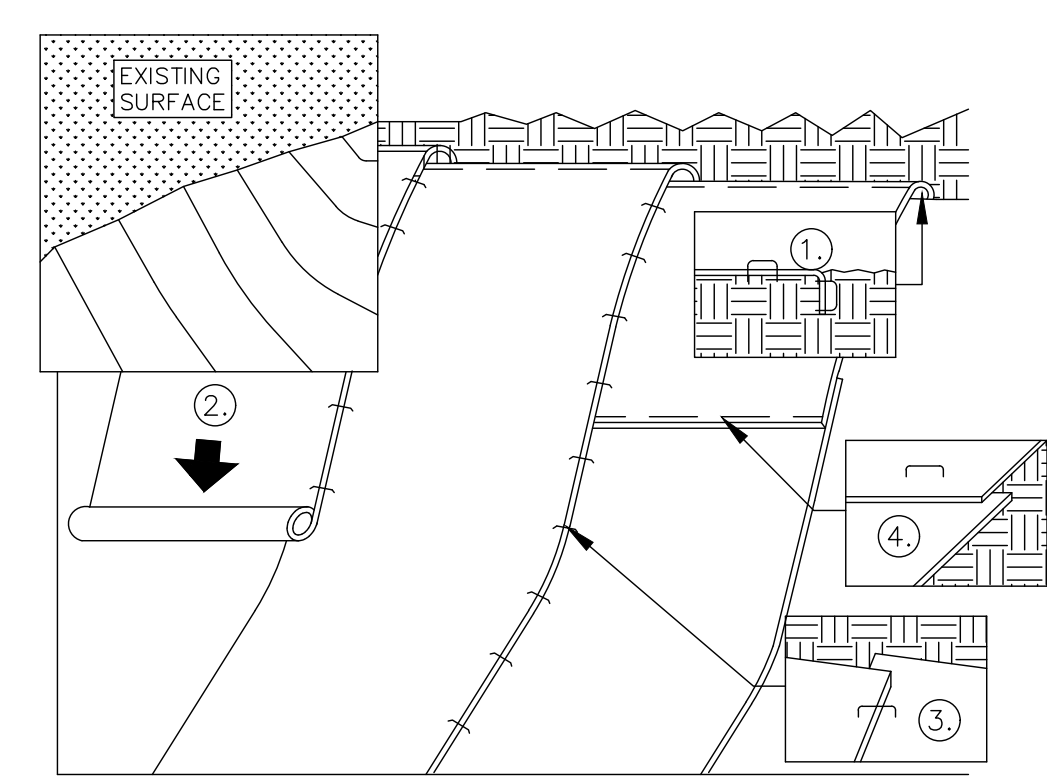
SILT FENCE ALTERNATE "B"



TRENCH DETAIL

EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

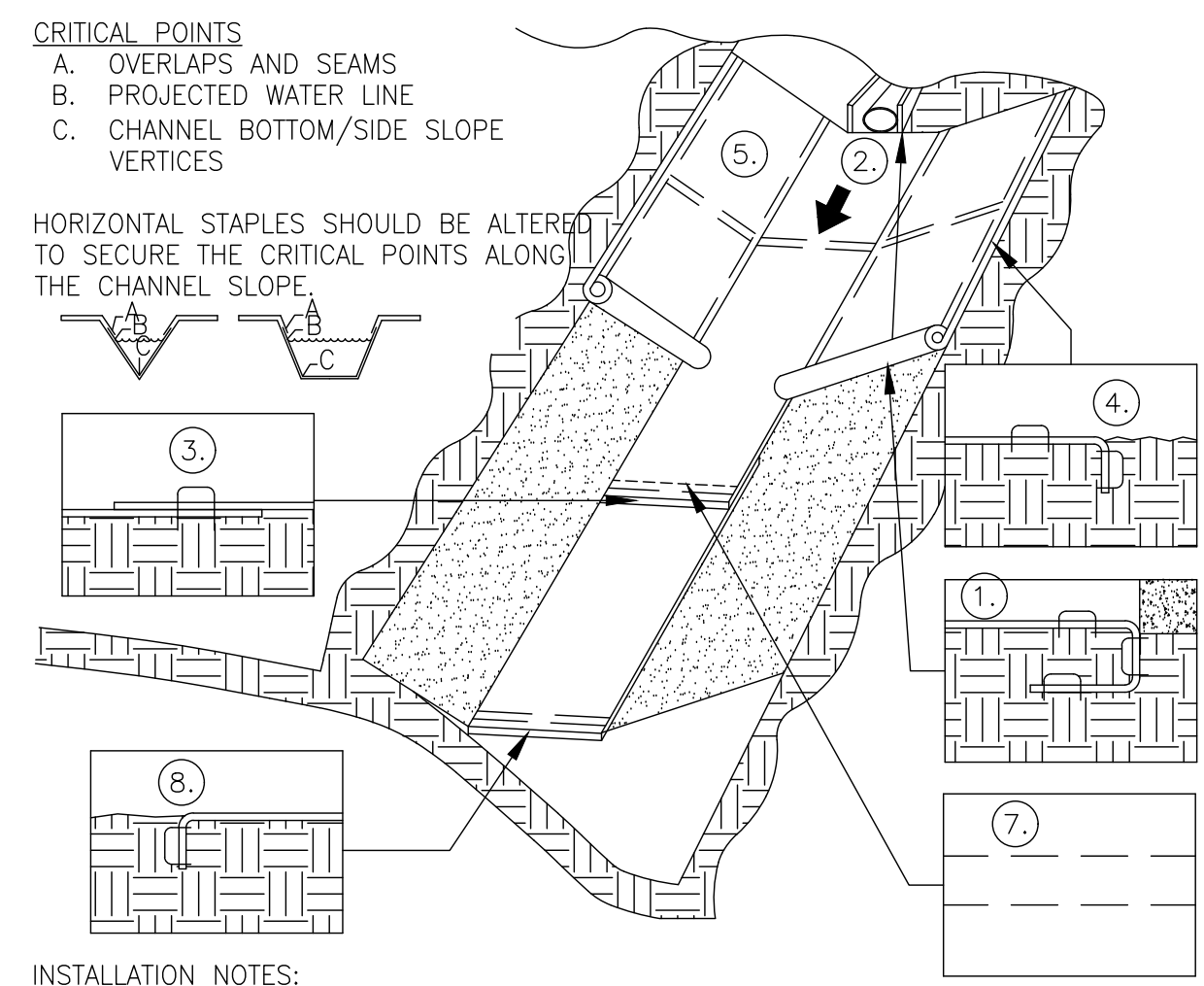
EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



INSTALLATION NOTES:

- BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
- OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

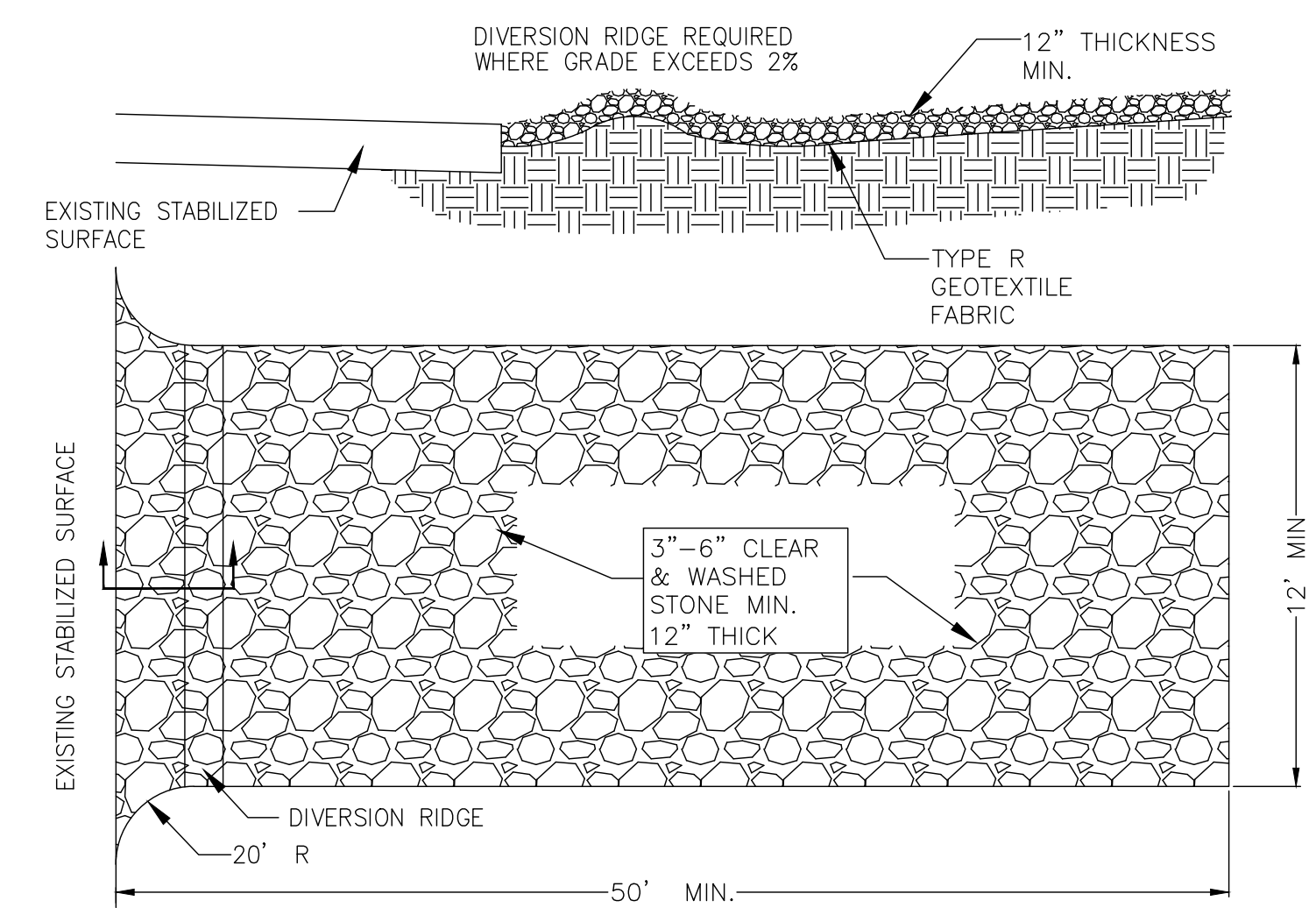
NON-CHANNEL EROSION MAT



INSTALLATION NOTES:

- BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
- OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
- BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
- IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.

CHANNEL EROSION MAT



NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

ROCK CONSTRUCTION ENTRANCE

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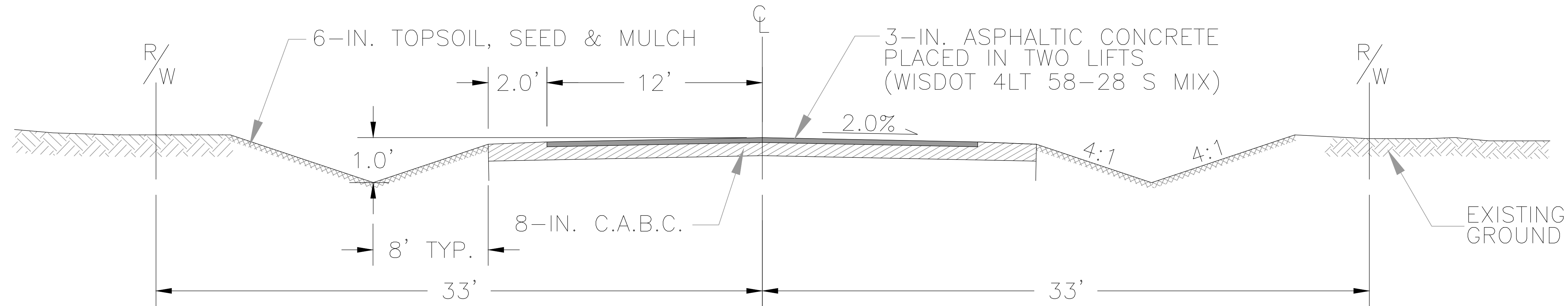
TITLE PAGE:	PROPOSED EROSION CONTROL DETAILS
PROJECT:	GREEN TREE TRAILS
LOCATION:	VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN



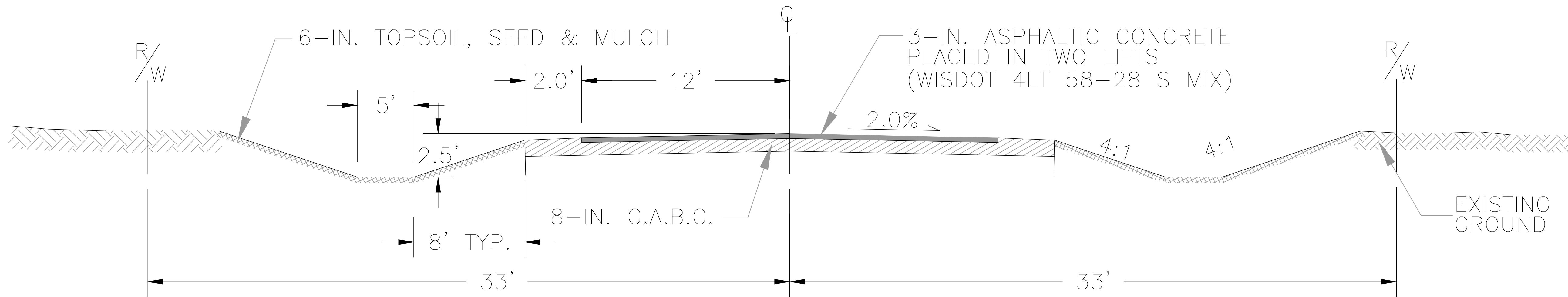
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SHEET C23



TREE CIRCLE & GOLDFINCH DRIVE (NORTH OF LOT 19) TYPICAL CROSS SECTION



GREEN CIRCLE & GOLDFINCH DRIVE (SOUTH OF LOT 19) TYPICAL CROSS SECTION

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TITLE PAGE:	
PROPOSED ROAD DETAILS	
PROJECT: GREEN TREE TRAILS	
LOCATION: VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN	



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JUNE 10TH, 2026	SHEET C24