



PLAN COMMISSION MEETING AGENDA

July 17, 2023 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. PUBLIC HEARING

CONDITIONAL USE PERMIT REQUEST (STARK)

Maryann Stark 1811 Jackie Road Kronenwetter WI 54455, request a conditional use permit for an animal fancier license on their property at 1811 Jackie Road. The applicants currently have three dogs and would like the opportunity to add additional animals to their property. With approval of a conditional use permit the applicants would be allowed no more than 6 cats or 6 dogs with a maximum combined total of 9 animals. Legal description of this property: NE1/4 NW1/4, Sect. 12, T27N, R7E VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

4. APPROVAL OF MINUTES

- C. June 19, 2023 Minutes

5. REPORTS AND DISCUSSIONS

- D. Director Report

6. OLD BUSINESS

- E. Discuss and consider beginning a Comprehensive Plan Review Process to Include Mapping

7. NEW BUSINESS

- F. Discuss and Consider Animal Fancier License Application - MaryAnn Stark
- G. Discuss and Consider (WALKOWSKI) Certified Survey Map Proposing 3 Lots
- H. Discuss and Consider (BICKFORD) Conditional Use Permit for Private Runway/Air Strip
- I. Discuss and Consider Zoning Code Review and Update

8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

9. NEXT MEETING:

- J. August 21, 2023 Meeting

10. 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: 07/13/2023 Kronenwetter Municipal Center and www.kronenwetter.org
Faxed: WAOW, WSAW, WSAU, and Mosinee Times | Emailed: Wausau Daily Herald



PLAN COMMISSION MEETING MINUTES

June 19, 2023 at 6:00 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
Those in attendance sited the Pledge of Allegiance.
- B. Roll Call
EnterTextHere
PRESENT
Bruce Sinkula
Chairperson Chris Voll
Vice-Chairperson Dan Lesniak
Rick Grundman
Tim Shaw
Tony Stange

ABSENT
Dick Kavapil

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.

- Keith Walkowski 5310 Willow St Weston Wisconsin (2 Lot CSM)
- Mike Bieniek 10700 W. Higgins, Suite 240 Rosemount Illinois (Tower Applicant)
- Jim Harris 1833 Creek Road Kronenwetter Wisconsin (Tower)
- Marty Harris 1833 Creek Road Kronenwetter Wisconsin (Tower)
- Robert Konkol 1898 Creek Road Kronenwetter Wisconsin (Tower)

3. APPROVAL OF MINUTES

- C. Unapproved Minutes May 15, 2023
Motion made by Sinkula, Seconded by Grundman to approve the Minutes from May 15, 2023.
Voting Yea: Sinkula, Chairperson Voll, Vice-Chairperson Lesniak, Grundman, Shaw, Stange
Motion passes by Voice Vote 6:0.
- D. Unapproved Minutes May 17, 2023
Motion made by Sinkula, Seconded by Grundman to approve the Minutes from May 17, 2023.
Voting Yea: Sinkula, Chairperson Voll, Vice-Chairperson Lesniak, Grundman, Shaw, Stange

Motion passes by Voice Vote 6:0.

4. REPORTS AND DISCUSSIONS

E. Director Report
Nothing to Report

5. OLD BUSINESS

F. Motion made by Sinkula, Seconded by Grundman to approve conditional use for Communication Tower at Creek Road with the conditions that they install screen fence of either vinyl, wood, or opaque to be two feet higher than the highest part of any building and to be maintained in proper condition and also a \$20,000 bond for removal of such tower when not in use with the agreeing with findings of staff.

Voting Yea: Sinkula, Chairperson Voll, Vice-Chairperson Lesniak, Grundman, Stange

Voting Nay: Shaw

Motion passes by Roll Call Vote 5:1

G. Article VII. Floodplain Overlay Zoning Districts Chapter 520 (Section 1.0 -10.0)
Motion made by Stange, Seconded by Vice-Chairperson Lesniak to approve the Article VII, Floodplain Overlay Zoning District Chapter 520 as presented and ask staff to send it to the DNR.
Voting Yea: Sinkula, Chairperson Voll, Vice-Chairperson Lesniak, Grundman, Shaw, Stange
Motion passes Voice Vote 6:0.

6. NEW BUSINESS

H. Motion made by Vice-Chairperson Lesniak, seconded by Grundman to approve the CSM (WALKOWSKI) as presented.
Voting Yea: Sinkula, Chairperson Voll, Vice-Chairperson Lesniak, Grundman, Shaw, Stange
Motion passes by Roll Call Vote 6:0.

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

None

8. NEXT MEETING:

July 17, 2023 @ 6:00 pm.

9. ADJOURNMENT

Motion made by Chairperson Voll, Seconded by Sinkula to adjourn.
Voting Yea: Sinkula, Chairperson Voll, Vice-Chairperson Lesniak, Grundman, Shaw, Stange
Motion passes Voice Vote 6:0.

Community Development/Planning and Zoning Director Report

July 17, 2023

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

- 6/19/2023 Water Rate Study correspondence.
- 6/19/2023 Review Jim Harris document response to comments made during Creek Road Cell Tower Public Hearing.
- 6/19/2023 Onsite with Dan Mahoney and Mark Mackey Future Treatment Facility.
- 6/19/2023 Plan Commission Meeting (Creek Rd Cell Tower, Floodplain Ordinance and Walkowski CSM)
- 6/20/2023 Correspondence with Thomas Monk regarding culvert placement.
- 6/20/2023 Correspondence with WPS (electric and gas hook up application Filtration Plant).
- 6/20/2023 Review 270-19, 570-72 and 520-73.
- 6/20/2023 AB 266 and SB 296 (Political Subdivisions approval of permit applications related to residential housing developments).
- 6/21/2023 Maple Ridge Road wetland concerns.
- 6/21/2023 Correspondence and review 8th proposal St. John's Church.
- 6/21/2023 WPS Permit to Excavate, Fill or Place Objects in Public Right-of-Way Applications.
- 6/21/2023 Research Water/Sewer Utility Connection Charge and Sewer Meter & Inspection Fees.
- 6/22/2023 Correspondence Attorney VanderWaal.
- 6/22/2023 AB 320 (Artificial Water Bodies and Rules promulgated by DNR).
- 6/23/2023 Meeting with resident. Building/remodeling without a permit.
- 6/26/2023 Review WI Act 16.
- 6/26/2023 Review Appeal related to Creek Road Cell Tower.
- 6/26/2023 Village Board Meeting.
- 6/27/2023 Research History of Complaint off West Nelson Road.
- 6/28/2023 TIDs Joint Review Board Meeting.
- 6/29/2023 Meeting with realtor, seller and buyer (church property).
- 6/29/2023 Status of WPS Installation Contracts.
- 6/30/2023 WPS Well #2 Water Treatment Facility Easement.
- 6/30/2023 Research Comprehensive Facility Upgrade Study.
- 6/30/2023 Correspondence with Ken Ligman (electric, gas, notice to proceed, bonds, insurance certificates).
- 6/30/2023 Correspondence with Mike Bieniek regarding Cell Tower and Appeal process.
- 6/30/2023 Rick Schlapman permit/inspection issues and sale of home.
- 7/2/2023 Denyon Homes Development Agreement/Property Purchase.
- 7/3/2023 Correspondence Village Attorney Denyon real estate transaction.
- 7/3/2023 Research for Joel Straub regarding 866 W. Nelson Rd.
- 7/5/2023 Research Park Naming Policy.

- 7/5/2023 Hayes possible CSM and Rezone.
- 7/5/2023 CLIPP Meeting (All Hazards Mitigation Plan, Comprehensive Facility Upgrade Study and Park Naming Policy).
- 7/5/2023 SCADA Computer Issues.
- 7/5/2023 WPS Permit to Excavate, Fill or Place Objects in Public Right-Of-Way Applications.
- 7/6/2023 UC Meeting (Lift Station Update, Water/Sewer Rate Study, Water Filtration Facility, Safe Drinking Water Loan and Short-Term Financing).
- 7/6/2023 Meeting with Robert Roth, Lift Station and Capacity Study.
- 7/6/2023 Review Truck traffic concerns on Kowalski Road.
- 7/6/2023 Fence dispute Terrebonne Road.
- 7/6/2023 Research Lift Station Cut Sheets.
- 7/6/2023 Water Tower Maintenance.
- 7/7/2023 Meeting with Pat Kilsdonk regarding TID #2.
- 7/7/2023 Vouchers
- 7/7/2023 Open Records Request.
- 7/7/2023 Update status of neighborhood complaint.
- 7/10/2023 Correspondence with Village Attorney regarding Cell Tower Appeal.
- 7/10/2023 Research past Hazard Mitigation Plans.
- 7/10/2023 VB Meeting. All Hazards Mitigation Plan.
- 7/10/2023 Emergency purchase request (SCADA).
- 7/10/2023 Correspondence Ellis Stone Building Permits Water Filtration Facility.
- 7/10/2023 Wood Road Floodplain questions.
- 7/11/2023 Ken Charneski proposed ordinance changes placement of an accessory structure prior to a principal building (520-16, 520-27 and 520-67).
- 7/11/2023 Correspondence New Construction/Wetlands Maple Ridge Road.
- 7/12/2023 Meeting with Kountry Squire Resident.
- 7/12/2023 Building Code Amendment 218-26.
- 7/12/2023 Correspondence with Mark Thompson Future Well 3.
- 7/12/2023 Meeting with Brad, Lisa and Kim regarding Federal Grant.
- 7/12/2023 Storm Damage inquiries.



REPORT TO PLANNING COMMISSION

**ITEM NAME: CONDITIONAL
 USE PERMIT REQUEST
 (STARK)**
MEETING DATE: 7/17/2023
PRESENTING COMMITTEE:
 Planning Commission
**COMMITTEE CONTACT: Chris
 Voll**
**STAFF CONTACT: Peter
 Wegner, Community
 Development Director,
 Planning Technician William
 Gau**
**PREPARED BY: Planning
 Technician William E. Gau**

ISSUE: Conditional Use Permit for an animal fancier license on their property at 1811 Jackie Road.

Proposal: Maryann Stark 1811 Jackie Road Kronenwetter WI 54455, requests a conditional use permit for an animal fancier license on their property at 1811 Jackie Road. The applicants currently have three dogs and would like the opportunity to add additional animals to their property. They have since purchased a fourth Corgi. They are pets and not used for breeding. They sleep in individual wire kennels in owner's bedroom. There are doggy doors for them to go outside when they want/need and into their fenced in play yard/potty ground. With approval of a conditional use permit the applicants would be allowed no more than 6 cats or 6 dogs with a maximum combined total of 9 animals. Legal description of this property: NE1/4 NW1/4, Sect. 12, T27N, R7E VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

RECOMMENDED ACTION: Approve conditional use permit request with recommended conditions below:

- 1. Section 200.7 Animal fanciers shall be adhered to at all times.**
- 2. Section 200-8 Restrictions on keeping dogs and cats.**
- 3. Section 200-9 Mistreating animals.**
- 4. Section 200-10 Care of dogs and domesticated animals.**
- 5. Section 200-11 Duty of owner in case of animal bite.**
- 6. Section 200-12 Impoundment, destroying, removal.**
- 7. Section 200-13 Required removal of animal excreta.**
- 8. Section 200-14 B. (2) Fees – Animal fancier license.**

PROPOSED CONDITIONAL USE: *Animal Fancier*

Current Owners: MaryAnn Stark

Property Address: 1811 Jackie Drive., Kronenwetter, WI 54455

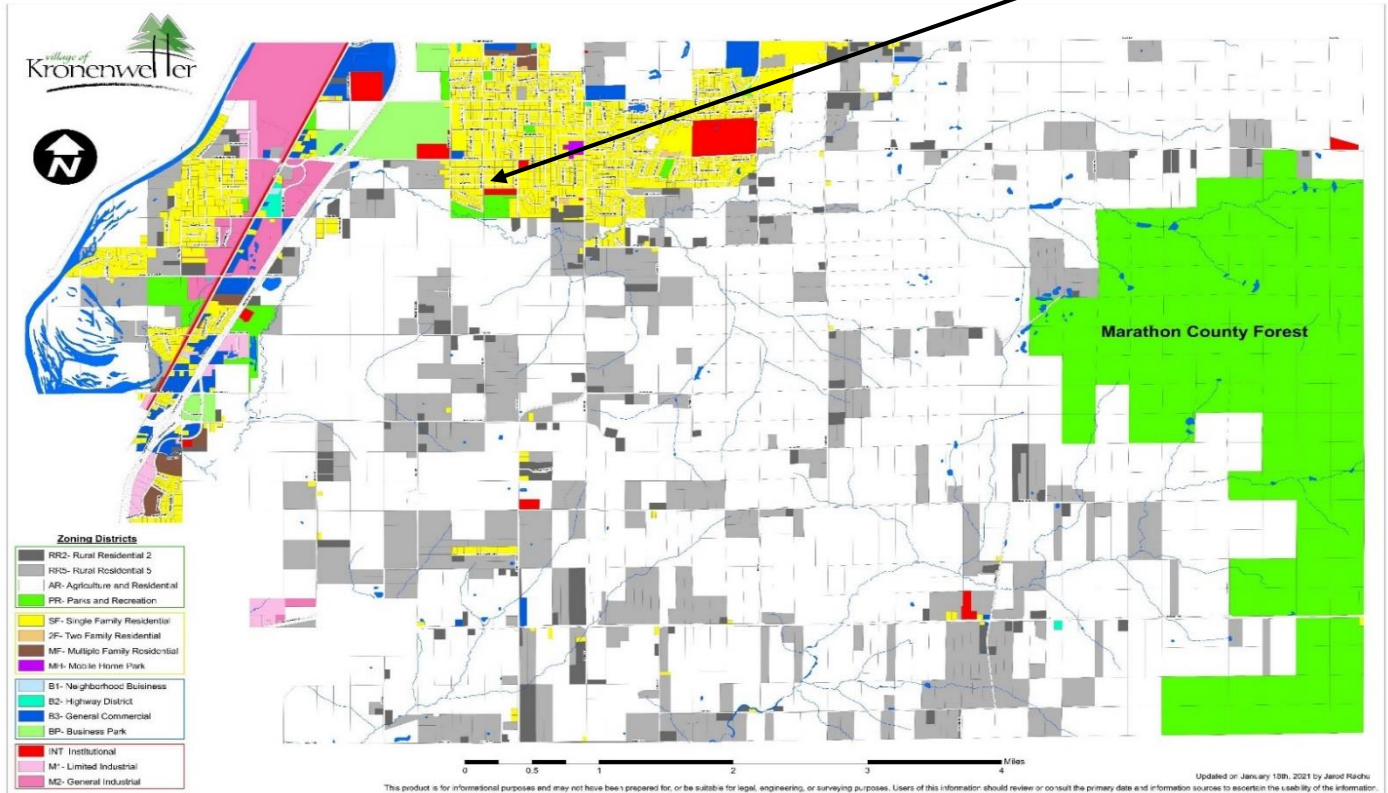
Contact Numbers: 715-218-2989

LEGAL DESCRIPTION

OF PROPERTY: NE1/4 NW1/4, Sect. 12, T27N, R7E VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

ZONING: SF **ACREAGE:** .51 Acres

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



Village Ordinance Maximum Number of Cats and Dogs with an Animal Fancier License:

· SF District: no more than six cats or six dogs with a maximum combined total of nine.

§ 520-121(G).

Review criteria for conditional use permit. Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved:

(1)

Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

Yes. The proposed conditional use request is in harmony with the Comprehensive Plan’s cultural objective of embracing the Village’s identity as a bedroom community and land use objective of encouraging development that preserves to the extent possible the quality of life that residents enjoy. Embracing the Village’s identity

as a bedroom community entails permitting residents to create a home environment that they enjoy returning to and want to continue living in. In the case of these property owners, having the company of animals at their residence and being a part of their family encourages the happiness and desire to be at home and reside in this community. In a similar case, by permitting this land use for this parcel, preservation of the rural lifestyle that residents enjoy is being preserved.

Per the Village Zoning Code, this request would find harmony within the purpose of preserving and enhancing community quality of life within the Village.

(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?

Yes, *Property is .51 acres They have fenced area of 934 square feet that is 4' height chain fence where our dogs have the ability to access it through doggy doors anytime.* By viewing the site plan included in the application, it can be seen that the backyard of this property is completely fenced in. By having the animals contained within the primary structure or enclosed backyard, the possibility of the animals trespassing on adjacent properties is mitigated. With having this quantity of animals, it is a possibility that noise will become an issue. The residence already has three dogs and no specific complaints about the property have been filed with the Village. With no complaints being filed, Staff assumes that the current noise levels are minimal and not an issue in the neighborhood that would affect the general welfare of the residents. If approved, this issue can be monitored and discussed at the time of the license renewal.

(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?

YES, Zoning is SF on .51 Acres. The property is located in a Single Family Residential zoned area and will maintain the current single-family detached residents as the primary use of the parcel. The applicants are requesting an Animal Fancier License to allow for additional animals on their property. Additional pets on a Single Family Residential parcel can be seen as an accessory use for that primary land use. 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?

Yes. No additional utilities or improvements would be needed to support this land use. There will be no additional impact on the public streets, facilities, utility, or other services provided by public agencies.

(5)

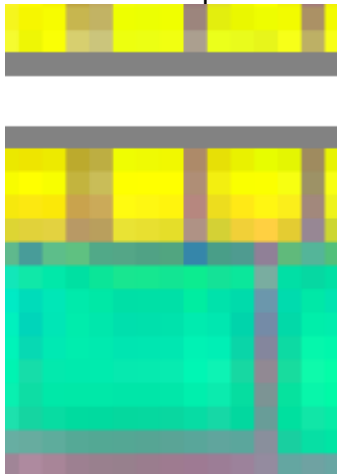
Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

Yes. After reviewing the application, the applicant's intentions, and the attached site plan, it is felt that the benefit brought to the applicants would outweigh the potential adverse impacts. The applicants have already taken precautions, fencing their backyard and talking to their neighbors, to ensure that harmony is maintained within the neighborhood. The only potential impact to the area would be the noise that additional animals may bring to the area. This noise and other complaints can be discussed at each yearly renewal process, required per code, and reviewed further.

Marathon County Ascent Land Records Suite Map

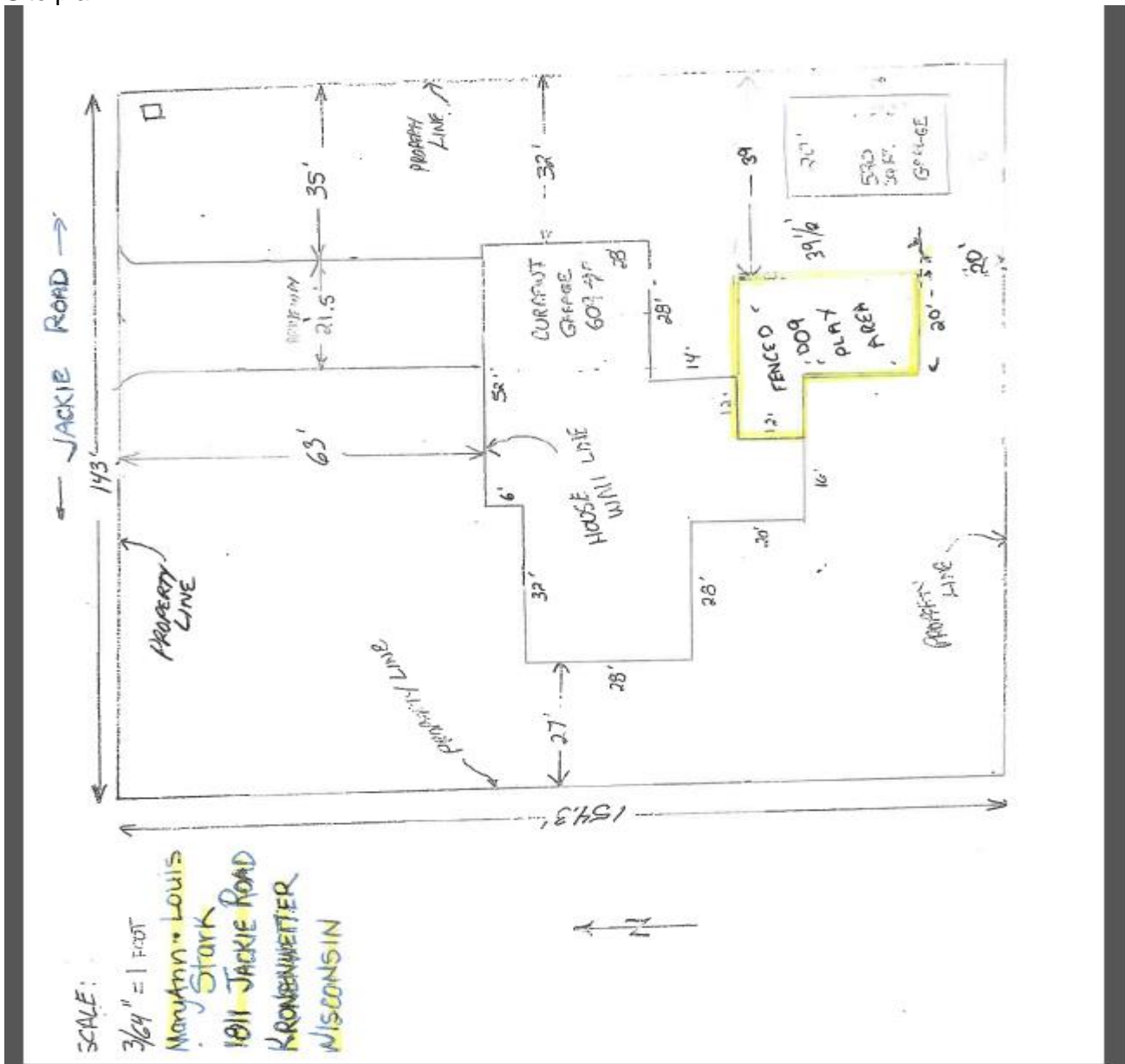


Future land Map



- Minor Civil Divisions
- U.S. Highways
- State Highways
- County Highways
- Local Roads
- Railroad
- Parcels
- Agriculture / Rural Residential
- Commercial
- County Forest
- Governmental / Institutional
- Industrial
- Industrial / Commercial
- Residential
- Water

Site plan



Picture of back yard



Maryann + Louie Stark
1811 Jackie Road



Application

Animal Fancier License Application

License Fee: \$75 per year (paid w/application) + Each Dog Individually Licensed (current tag fees; paid after approval)



Animal fancier is any person owning, harboring or keeping, when accessory to an established residential use, the allowable number of cats or dogs specified for an animal fancier in this Ordinance, for personal and noncommercial purposes, which includes but is not limited to hunting, tracking, exhibition in dog shows, obedience trials, field trials, dog sledding, animal foster rescue or to enhance or perpetuate a given breed, and other uses determined by the humane officers to be similar in nature.

Applicant Information

Applicant's Name MaryAnn Stark Phone Number 715-218-2989
Property Address 1811 Jackie Rd. City Kronenwetter State WI Zip Code 54455
Application Year 2023 (New Application) or Renewal (Circle One)

Property Information

Section Township Range Parcel Identification # (PIN) 14527071220133
Parcel Acreage .5 acre Zoning District single family

Operations Information

Number of Cats 0 Dogs 4
Reason for requesting an animal fancier license: We purchased a 4th corgi. Our dogs are pets and are not used for breeding.

Where will animals be kept: In our home. They sleep in individual wire kennels in our bedroom. There are doggy doors for them to go outside when they want/need and into their fenced-in play yard (+ potty grounds)

Required Attachments

- 1. Operational Plan narrative explaining how the applicant intends to meet §200-7(F), which is found below: (Not Required for Renewal Licenses, unless requested by Village Staff)
§200-7(F) Operation.
(a) All animals kept or maintained on a premise under an animal fancier license issued under this section must also be duly licensed by the Village, except animals that are in temporary foster care are not required to be licensed.
(b) All animals shall be owned by the license holder or the occupant of the residence, except animals that are in temporary foster care.
(c) All animals shall be maintained in a healthy condition or, if ill, shall be given appropriate treatment immediately.
(d) Feces and odorous materials shall be removed from yards, pens, and enclosures on a daily basis.
(e) The premises and the animals shall be kept free of insect infestation.
(f) All animal pens or enclosures shall be sufficiently large to permit freedom of movement to the animals.
2. Property Map which shows the property boundaries, residential structures on the property, the location of any animal related facilities, and the setbacks from the property lines for any structures used to house animals. (Not Required for Renewal Licenses, unless requested by Village Staff)
3. Animal Information for each animal owned, harbored, or kept under the Animal Fancier License.

Applicant Acknowledgement

All information included in this application is true to the best of my knowledge. I have read "§200-7. Animal fanciers" and understand the regulations that govern the Animal Fancier License. I understand that upon notice of any violation I will be allowed up to 30 days, following written notification of any violations of this Chapter or any subsection of this chapter by the humane officer or their designee, to correct any violations. Failure to correct these violations shall result in immediate revocation of the license by the Village Board.

MaryAnn Stark
Applicant

June 5, 2023
Date

FOR OFFICE USE ONLY:

Application Received 6-5-2023 Check # 8952

Plan Commission: Meeting Date 6/19/2023 Recommendation: Approved / Denied

Village Board: Meeting Date 6/26/2023 Decision: Approved / Denied

License Information:

License#
Issue Date
Expiration Date

Owner's Animal Information

Animal # 1
 Animal Name Eugene D.O.B. 4/4/2019 or Age 4
 Primary Breed Pembroke Welsh corgi Second Breed _____
 Rabies Tag # 007246 Expiration Date 8/6/2023
 Species: Dog or Cat Sex: Male or Female Microchip # (If Applicable) 981020031528879

Animal # 2
 Animal Name Gladys D.O.B. 6/29/2019 or Age 4
 Primary Breed Pembroke Welsh corgi Second Breed _____
 Rabies Tag # 007461 Expiration Date 10/13/2023
 Species: Dog or Cat Sex: Male or Female *spayed* Microchip # (If Applicable) 981020033618698

Animal # 3
 Animal Name Bernice ("Bernie") D.O.B. 6/1/2021 or Age 2
 Primary Breed Pembroke Welsh corgi Second Breed _____
 Rabies Tag # ~~0134~~ 010346 Expiration Date 10/2/2025
 Species: Dog or Cat Sex: Male or Female *spayed* Microchip # (If Applicable) 981020041822057

Animal # 4
 Animal Name Georgie D.O.B. 5/29/2023 or Age _____
 Primary Breed Pembroke Welsh corgi Second Breed Cardigan corgi
 Rabies Tag # see note Expiration Date _____
 Species: Dog or Cat Sex: Male or Female Microchip # (If Applicable) _____
will be spayed at 6 mos. old.

Note: Georgie will join our family Aug. 1, 2023 when she is 8 weeks old.

Animal # _____
 Animal Name _____ D.O.B. ____/____/____ or Age _____
 Primary Breed _____ Second Breed _____
 Rabies Tag # _____ Expiration Date _____
 Species: Dog or Cat Sex: Male or Female Microchip # (If Applicable) _____

*our vet is @ Moxnee Vet Clinic 715-693-6576
 Dr. Ann Deiss
 & Dr. Luke Peterson*

From: [Jon Bohr](#)
To: wgau.@kronenwetter.org
Subject: Conditional Use Permit (Stark)
Date: Friday, June 30, 2023 12:44:57 PM

Mr. Gau:

I live at 1862 Jackie Rd., Kronenwetter and I'm responding to the Stark's animal fancier license at 1811 Jackie Rd.

I have no objections to granting this license for Maryann Stark, and would ask that it be approved.

The Stark's keep their property in pristine condition. Their current dogs are very well behaved, friendly to all. The Stark's take excellent care of their pets, and I'm very certain that any future pets would be taken care of in the same manner. Their backyard is fenced, and I have never seen any of their pets running loose, or ever leaving their yard.

I will not be able to attend the meeting on July 17, 2023 but if I could, I would speak to approve of this license for Maryann Stark.

Sincerely,

Jon Bohr
1862 Jackie Rd.



REPORT TO PLANNING COMMISSION

ITEM NAME: Discuss and Consider (WALKOWSKI) Certified Survey Map Proposing 3 Lots
MEETING DATE: 07-17-2023
PRESENTING COMMITTEE: Planning Commission
COMMITTEE CONTACT: Chris Voll
STAFF CONTACT: Peter Wegner Community Development Director
 William Gau Planning Technician
PREPARED BY: William Gau Planning Technician

ISSUE: CSM approval – Keith Walkowski, 3308 E. State Highway 153, Kronenwetter, WI 54455, request a CSM splitting 10.601 acres to 1.896 acres lot 1, 3.643 acres lot 2 and 5.063 out lot 1 each remaining (INT) Institutional, at Parcel Identification Number 145-2708-273-0995. Legal description of the subject property: SEC 27-27-08 W 1/2 W 1/2 SW 1/4 SW 1/4 EX VOL 595M-1240 (HWY)

PROPOSAL: Staff Recommends Approval for WALKOWSKI Certified Survey Map

ATTACHMENTS (describe briefly): CSM

**PARCEL # 145-2708-273-0995 (WALKOWSKI)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. July 17, 2023

APPLICANT:

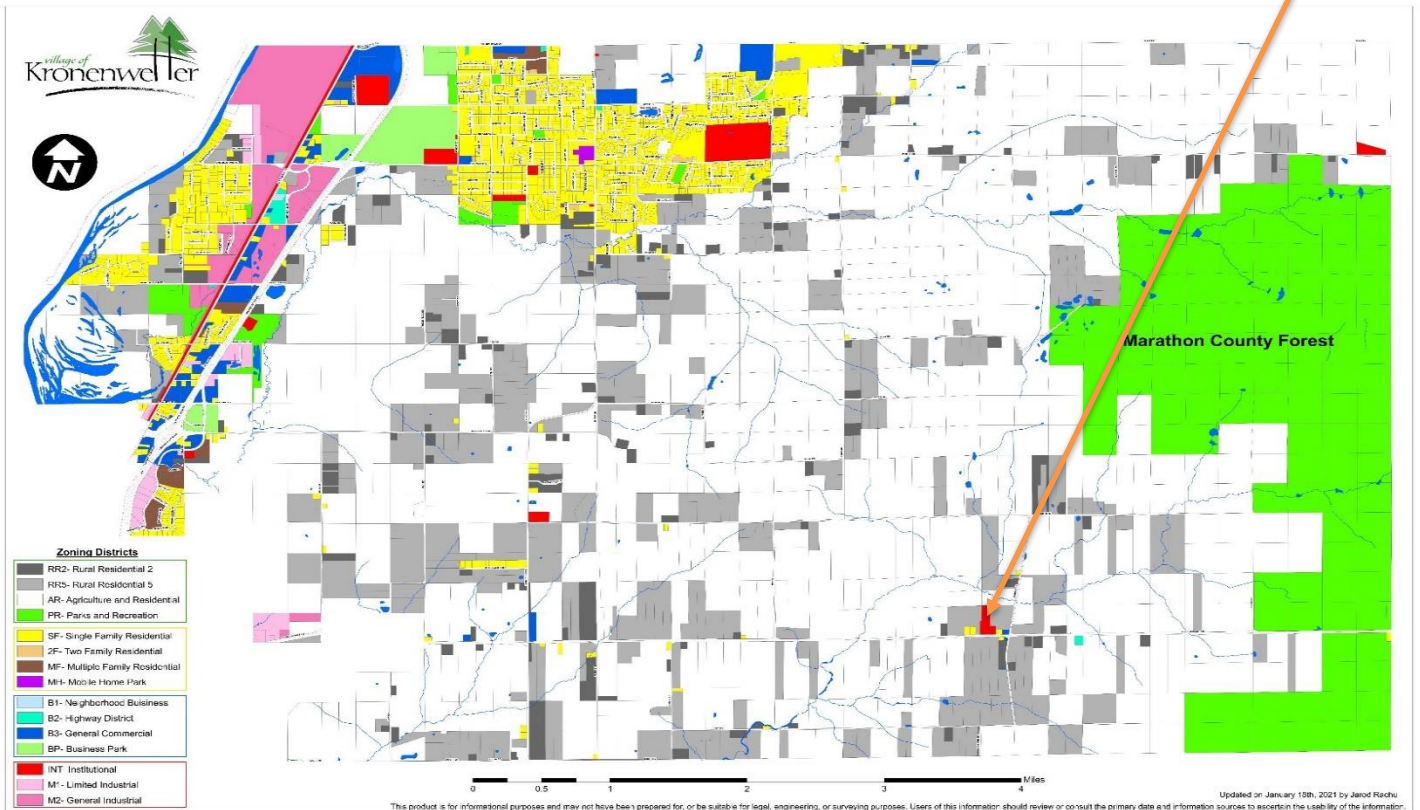
Keith Walkowski
5310 Willow Street
Weston, WI 54476

OWNER:

St. John The Baptist Parish
3308 E. State Highway 153,
Kronenwetter, WI 54455

LOCATION OF REQUEST: 3308 E. State Highway 153, Kronenwetter, WI 54455, (See Map 1)

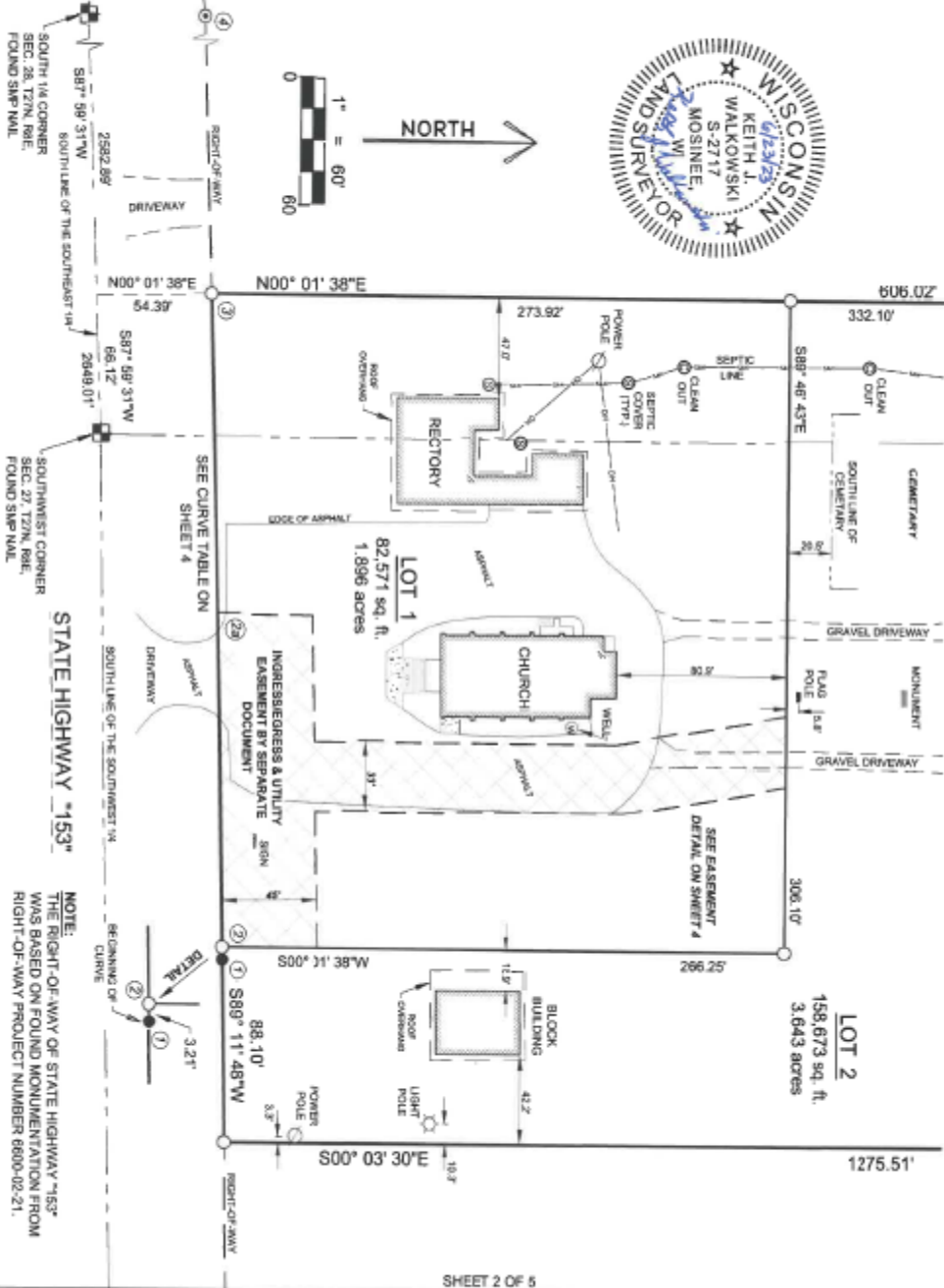
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1488863 located in part of the Southwest 1/4 of the Southwest 1/4 of Section 27 and part of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 27 North, Range 8 East, Village of Kronerwetter, Marathon County, Wisconsin.

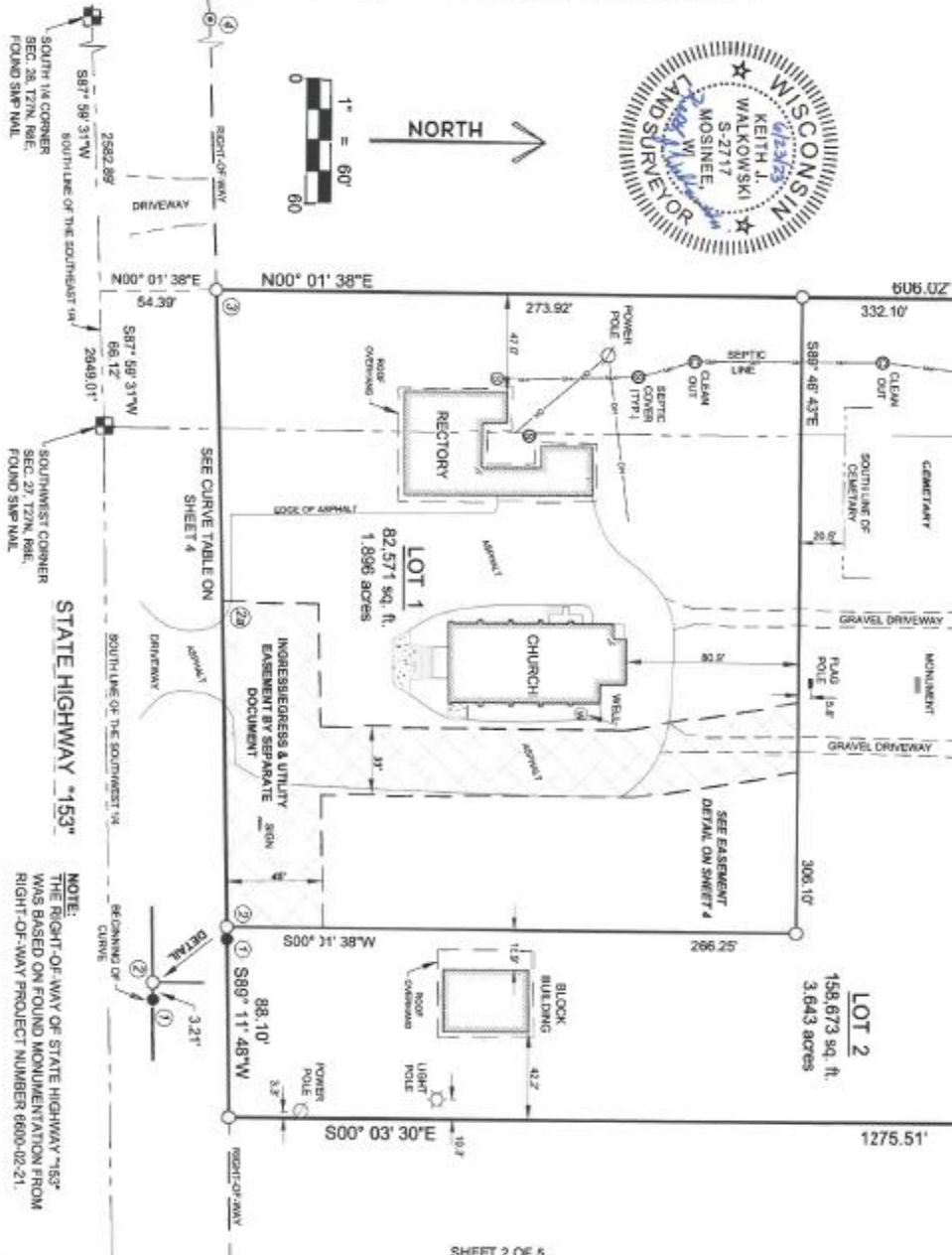


<p>RIVERSIDE LAND SURVEYING LLC 8310 WILLOW STREET, WESTON, WI 54478 PH 715-241-7500 • FAX 715-353-6894 email - mail@riversidelandsurveying.com</p>	<p>DRAWN BY M.F.L.</p>	<p>DATE JUNE 22, 2023</p>
	<p>CHECKED BY K.J.W.</p>	<p>PROJECT NO. 3927</p>
	<p>PREPARED FOR: MICHAEL WALTERS</p>	

PARCEL # 145-2708-273-0995 (WALKOWSKI)

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1488863 located in part of the Southwest 1/4 of the Southwest 1/4 of Section 27 and part of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 27 North, Range 8 East, Village of Kronerwetter, Marathon County, Wisconsin.

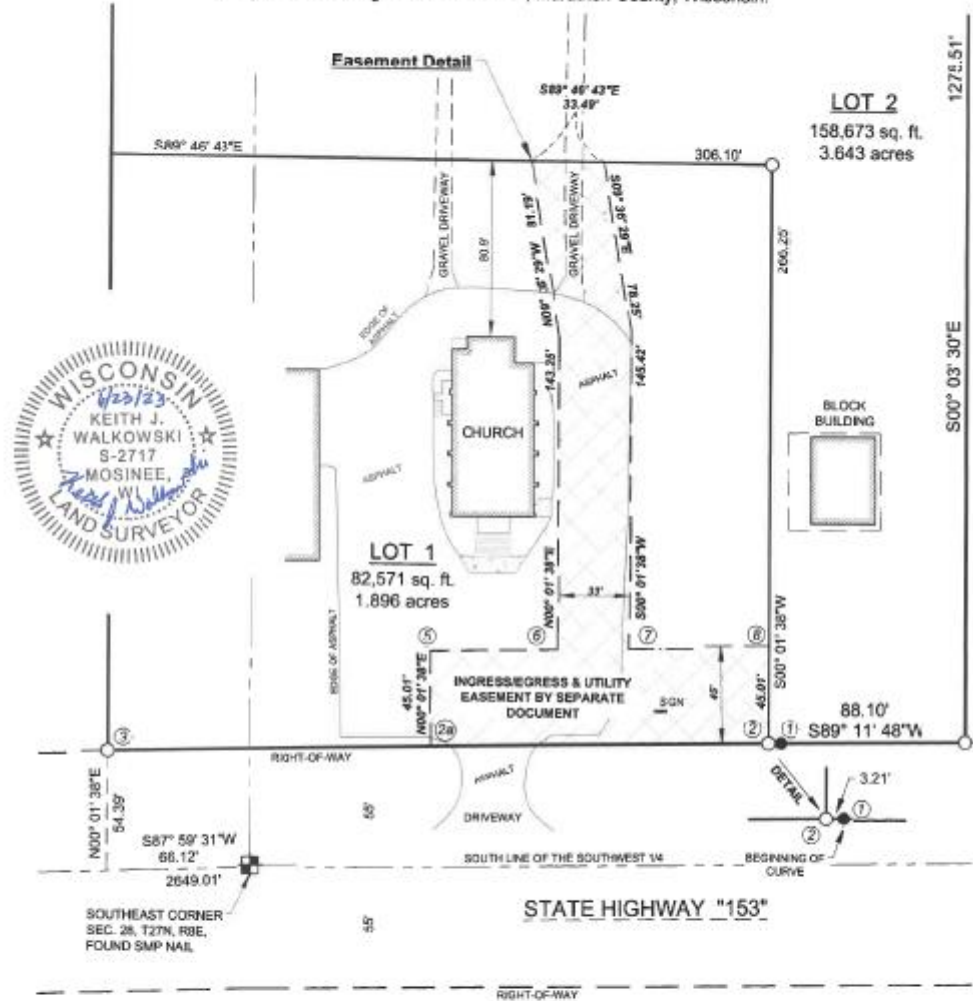


SHEET 2 OF 5

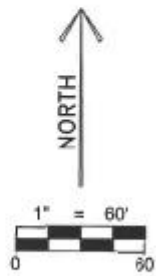
<p>RIVERSIDE LAND SURVEYING LLC 4316 WILLOW STREET, WESTON, WI 54478 PH 715-241-7500 • FAX 715-253-6896 email - mail@riversidelandsurveying.com</p>	DRAWN BY M.F.L.	DATE JUNE 22, 2023
	CHECKED BY K.J.W.	PROJECT NO. 3927
	PREPARED FOR: MICHAEL WALTERS	

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1488863 located in part of the Southwest 1/4 of the Southwest 1/4 of Section 27 and part of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.



CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
1 - 4	488.38'	22,973.31'	01°13'05"	S88°34'03"W (N88°38'48"E)	488.37'	S89°10'35"W	S87°57'31"W
1 - 3	309.38'	22,973.31'	00°46'18"	S88°47'27"W	309.38'	S89°10'35"W	S88°24'18"W
1 - 2	3.21'	22,973.31'	00°00'29"	S89°10'21"W	3.21'	S89°10'35"W	S89°10'07"W
2 - 3	306.17'	22,973.31'	00°45'49"	S88°47'12"W	306.17'	S89°10'07"W	S88°24'18"W
2 - 2a	156.61'	22,973.31'	00°23'28"	S88°58'24"W	156.61'	S89°10'07"W	S88°46'41"W
3 - 4	179.00'	22,973.31'	00°26'47"	S88°10'54"W	179.00'	S88°24'18"W	S87°57'31"W
5 - 6	59.01'	23,018.31'	00°08'49"	N88°51'14"E	59.01'	N88°46'49"E	N88°55'38"E
7 - 8	64.59'	23,018.31'	00°09'39"	N89°05'23"E	64.59'	N89°00'34"E	N89°10'13"E



SHEET 4 OF 5

RIVERSIDE LAND SURVEYING LLC <small>5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7580 - FAX 715-355-6894 email - mail@riversidelandsurveying.com</small>	DRAWN BY M.F.L.	DATE JUNE 22, 2023
	CHECKED BY K.J.W.	PROJECT NO. 3927
	PREPARED FOR: MICHAEL WALTERS	

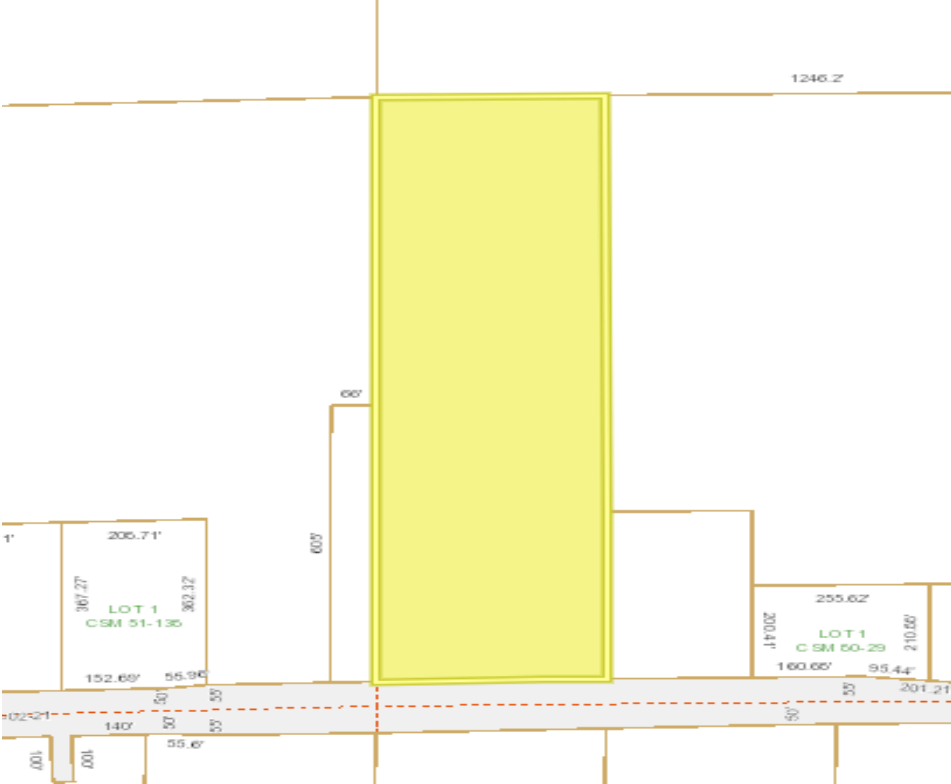
Map 2: Location Map
(Source Data CSM)

PARCEL # 145-2708-273-0995 (WALKOWSKI)

LOT 1: (See Picture 1, Picture 2, and Picture 3 of Map 2)

LOT 2: (See Picture 1 of Map 2)

OUTLOT: (See Picture 1 of Map 2)



Map 3: Aerial Photo
(Source Data: Marathon County)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION
JULY 17, 2023**

**PARCEL # 145-2708-273-0995 (WALKOWSKI)
CSM REQUEST**

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

PARCEL # 145-2708-273-0995 (WALKOWSKI)



REPORT TO PLANNING COMMISSION

ITEM NAME: Conditional Use
 Private Air Strip Bickford
MEETING DATE: July 17,
 2023
PRESENTING COMMITTEE:
 Planning commission
COMMITTEE CONTACT: Chris
 Voll
STAFF CONTACT: William E.
 Gau
PREPARED BY: William E.
 Gau

ISSUE:

Discussion and Action: Conditional Use Permit Renewal for Jason Bickford at 2555 16th Road.

OBJECTIVES:

ISSUE BACKGROUND/PREVIOUS ACTIONS:

Jason Bickford is requesting to renew his Conditional Use Permit for a private runway/airstrip. The property is currently zoned AG-1 Agriculture District. According to Section 520-39(B)(5) of the Village Zoning Code, aircraft landing fields and runways are permitted as a conditional use in the AG-1 District.

The original Conditional Use Permit was approved by the Village Board in 1998 for a period of five years. The permit was subsequently renewed for another five years in 2003 and again in 2008. It was renewed in 2013 for ten Years. Staff has not received any complaints on the subject parcel since the conditional use was approved in 1998.

PROPOSAL:

ADVANTAGES:

DISADVANTAGES:

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

RECOMMENDED ACTION:

To renew the Conditional Use Permit that allows Jason Bickford to operate a private runway/airstrip at 2555 16th Road for Ten years.

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

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

- Remaining CFY
- Account Number:
- Description:
- Budgeted Amount:
- Spent to Date:
- Percentage Used:
- Remaining:

ATTACHMENTS (describe briefly):

Conditional Use Renewal Application

**PARCEL # 145-2708-273-0995 (WALKOWSKI)
CSM REQUEST**

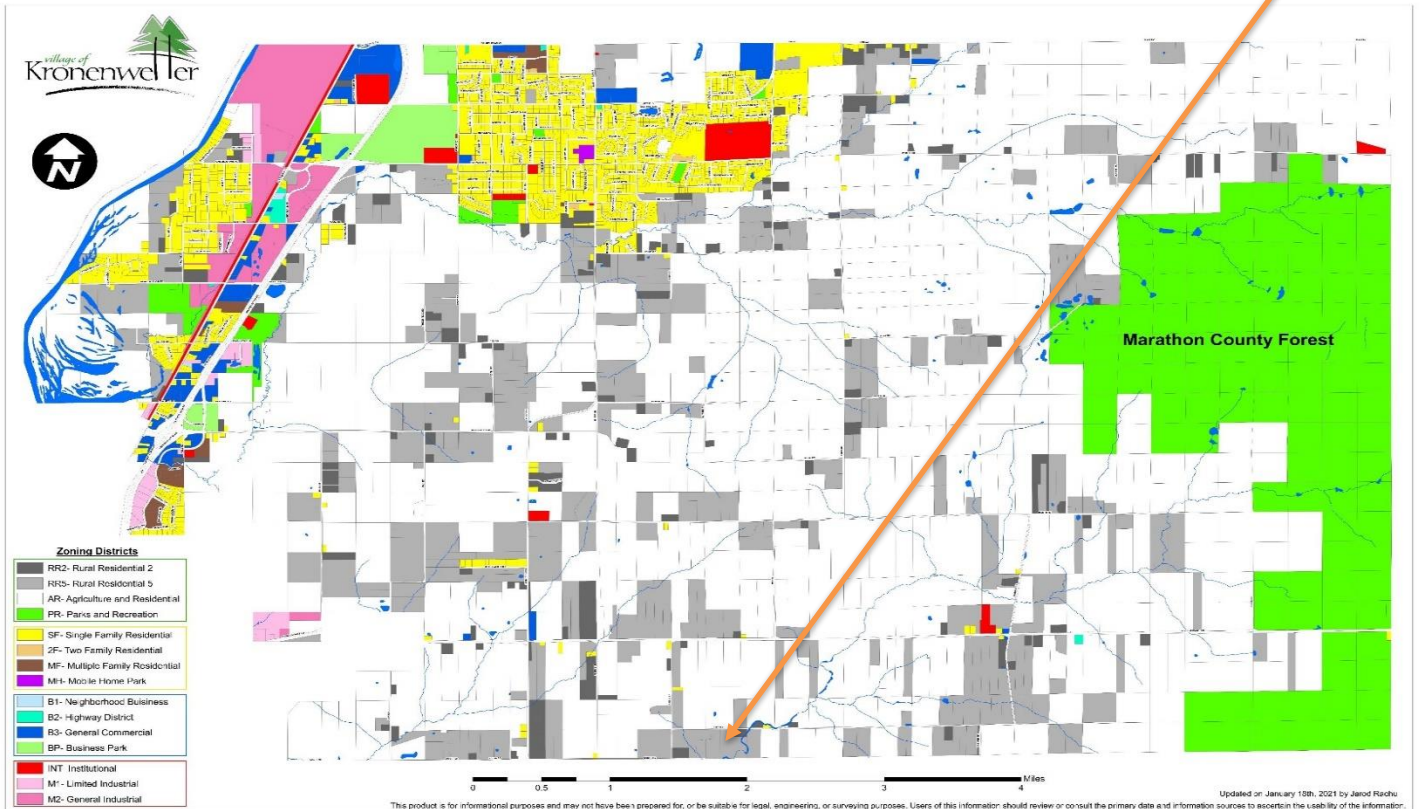
STAFF REPORT FOR PLANNING COMMISSION

APPLICANT: Jason Bickford
2555 16th Road
Kronenwetter, WI 54455

OWNER: Jason Bickford
2555 16th Road
Kronenwetter, WI 54455

LOCATION OF REQUEST: 2555 16th Road, Kronenwetter, WI 54455, (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

2555 16th Road, Kronenwetter, WI 54455 (BICKFORD)

Conditional Use Permit Renewal Application

Application Fee: \$150

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

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

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



Applicant Information

1. Applicant Name Jason Bickford Phone Number 715-570-4453
 Address 2555 16th Road Mosinee, WI 54455
 Email bickford33@gmail.com

2. Owner Name _____ Phone Number _____
 Address _____
 Email _____

3. Prepared By Company Name _____ Name _____
 Address _____
 Phone Number _____ Email _____

Property Information

4. Property Address 2555 16th Road Mosinee, WI 54455
 5. Parcel Identification # (PIN) 145-2708-323-0986
145-2708-314-0990
145-2708-323-0995
 6. Location of Site (attach map) _____
 7. Legal Description (attach an additional sheet if necessary) attached
 8. Current Zoning District A1 Agriculture 9. Parcel Acreage 4.8
 10. Original Conditional Use Permit request from Section 520-_____ of the Zoning Ordinance to allow _____
 11. Issuance Date of Original Conditional Use Permit 6-23-1998
 12. Expiration Date of Current Conditional Use Permit 6-23-2023
 13. Number of Times Permit has been renewed 3

2555 16th Road, Kronenwetter, WI 54455 (BICKFORD)

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

NA

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

Applicant Acknowledgement

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

Jason Bickford
Applicant

6-1-2023
Date

Owner

Date

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

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

Conditions (see attached)

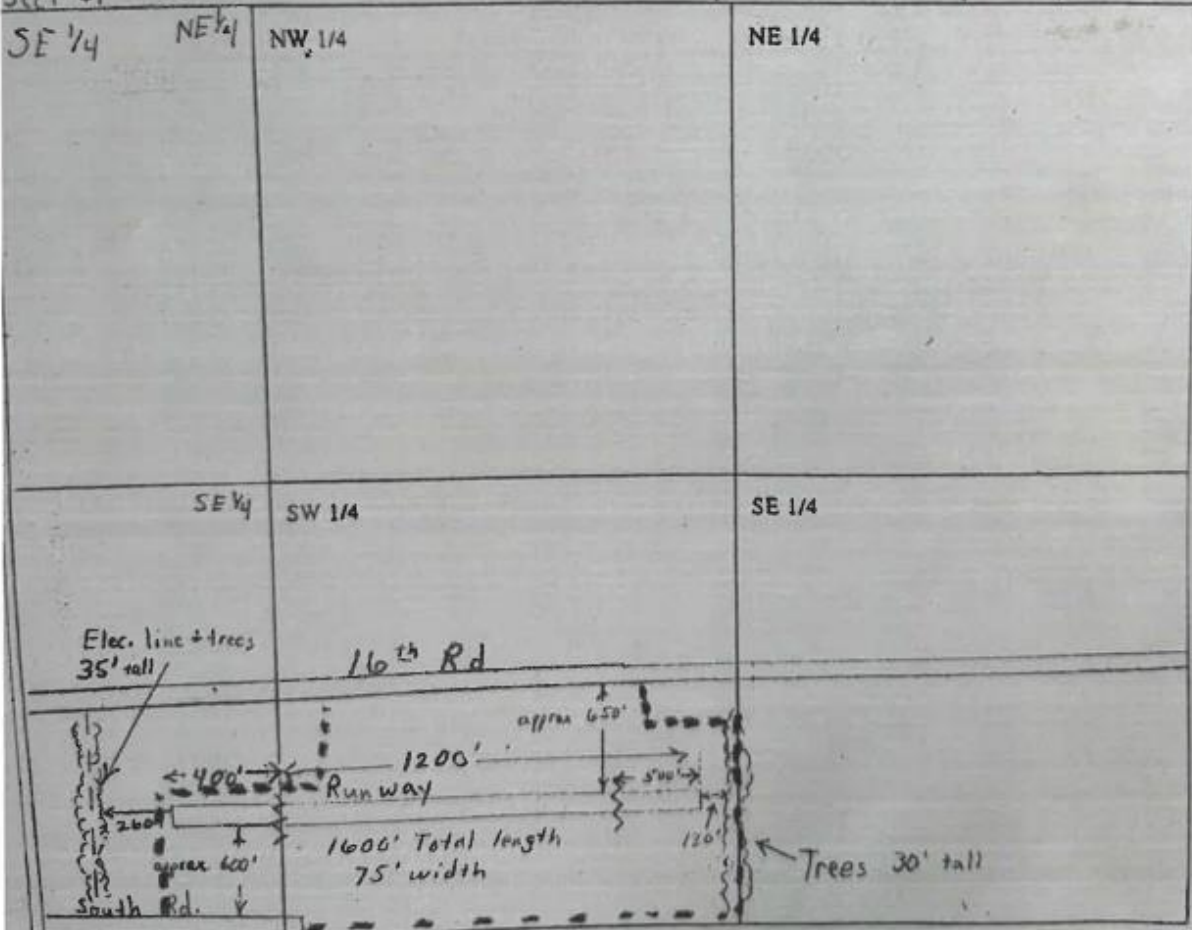
LANDING AREA LOCATION

Please show the layout of your proposed landing area referenced to section corners with township and range designated. This sketch should show heights of any growths, buildings, pole lines, etc., that are adjacent to the landing area or within approaches. Also, please indicate the difference in elevation between the runway end and any roads, railroads, or highw that are adjacent to or in the approach to the landing strip or runway. Show distance in feet to all public roads.*

Landing Area: JAKS Field Section: Sections 31 + 32
Township: Kronenwetter 27 N Range: Range 8 E



Sect 31 Sect 32 SW 1/4 One-Square Mile Cnty Hwy 153



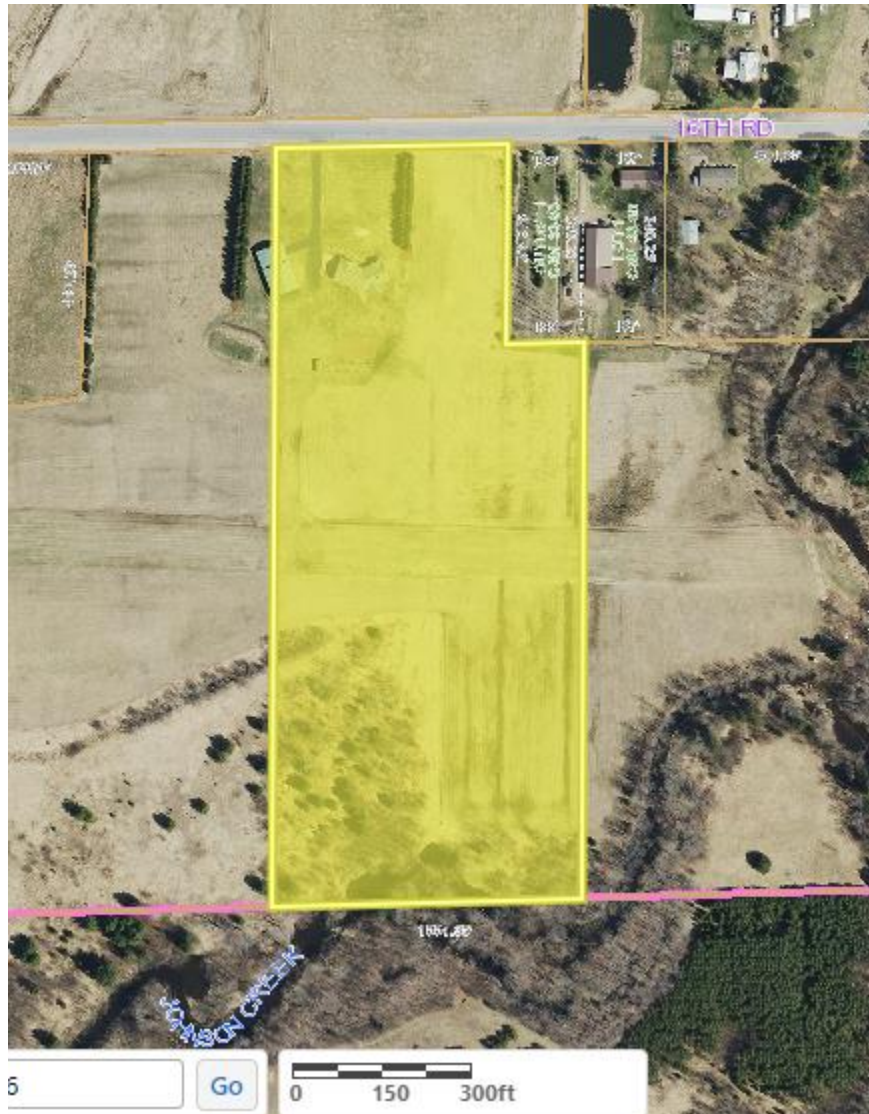
* Please depict location and runway orientation on a U.S.G.S. quadrangle map, if available.

(--- = displaced landing threshold)

Runways 09/27

--- = approximate property boundary

Jacob J. Jaks
6-1-2023



Map 2: Aerial Photo
(Source Data: Marathon County)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION
JULY 17, 2023
2555 16th Road, Kronenwetter, WI 54455 (BICKFORD)**

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approving the renewal of the conditional use permit for a Private Runway/air strip at the property 2555 16th Road Kronenwetter WI. 54455.

2555 16th Road, Kronenwetter, WI 54455 (BICKFORD)

Village of Kronenwetter, WI
Tuesday, July 11, 2023

Chapter 520. Zoning

Article XV. Procedures and Administration

§ 520-129. Comprehensive Plan amendments.

- A. Purpose. The purpose of this section is to provide procedures and criteria for amending and updating the Comprehensive Plan. Comprehensive plan amendments may involve changes in the written text or maps of the Comprehensive Plan. Nothing in this section shall be construed to limit the legislative authority of the Village to consider and adopt amendments and revisions to the Village of Kronenwetter Comprehensive Plan or the Village's development regulations.
- B. Amendment procedure, generally. The Village shall follow the procedure in § 66.1001(4), Wis. Stats., for all amendments to the Comprehensive Plan. The Village will consider Comprehensive Plan amendments only once per calendar year, so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the Comprehensive Plan. The Village Board may elect to amend the Comprehensive Plan on a more frequent or different cycle for amendments that the Board determines necessary to:
- (1) Address changes in state or federal law.
 - (2) Address an emergency situation.
 - (3) Resolve a court decision or challenge to the Comprehensive Plan that may result in court action.
 - (4) Capture a unique economic development opportunity.
 - (5) Address rapidly changing land use or other needs or circumstances.
- C. Annual amendment cycle and procedure.
- (1) Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by June 1, using a Village-provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.
 - (2) In addition to such applications, the Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.
 - (3) The Zoning Administrator shall refer all proposed amendments under Subsection **C(1)** and **(2)** to the Plan Commission within 30 days following the latest required date of submittal.
 - (4) The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the

case of a site-specific future land use map amendment, the Zoning Administrator shall provide written notification to all property owners within 100 feet of the site.

- (5) After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.
 - (6) Following the Commission recommendation by resolution, and after a required thirty-day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission.
 - (7) Following the public hearing, the Village Board may adopt all or some of the recommended Comprehensive Plan amendments by ordinance, either as recommended or with modifications.
- D. Review criteria for amendments to Comprehensive Plan. The Plan Commission and Village Board shall utilize the following criteria when reviewing each application to amend the Comprehensive Plan:
- (1) The change is consistent with the goals and objectives of the Village of Kronenwetter Comprehensive Plan.
 - (2) The requested amendment was not reviewed and denied during a previous Comprehensive Plan amendment cycle, and nothing significant has changed.
 - (3) The amendment or projected development that would result will not create an adverse impact, unless such impact will be successfully mitigated.
 - (4) Projected development that would result from the amendment will not create an undue or adverse impact on surrounding properties, and will be consistent with or upgrade the character of the site and the surrounding neighborhood.
 - (5) The amendment or projected development that would result will not create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment, including trees, slopes, and groundwater; or any landmarks or other historically significant structures or properties.
 - (6) The amendment is justified by a change in Village actions or neighborhood characteristics.
 - (7) The change corrects an error in the Comprehensive Plan.
 - (8) There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
 - (9) The proposed amendment is consistent with other Village plans, policies, and regulations.
 - (10) If the proposed amendment is to the future land use map, the amendment must:
 - (a) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or
 - (b) Better implement applicable Comprehensive Plan policies than the current map designation; or
 - (c) Correct a mapping error; or
 - (d) Address a deficiency in the Comprehensive Plan as identified by the Commission or Board.

- E. Revocation. Any approved Comprehensive Plan amendment may be reversed by the Village outside the regular amendment period upon the findings of any of the following:
 - (1) The approval was obtained by fraud or other intentional or misleading representations; or
 - (2) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances; or
 - (3) The amendment is being implemented in a manner that is detrimental to the public health or safety.

- F. Fee. The Village may require a fee for this procedure, as established by the Village Board and stated in the Village of Kronenwetter's fee schedule.