



# **(REVISED) PLAN COMMISSION MEETING AGENDA**

**November 20, 2023 at 6:00 PM**

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

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**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**

**C. TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES**

An Ordinance amending Chapter 520, entitled "Zoning," of the General Code of Ordinances. The Village of Kronenwetter is proposing an amendment to subsection 520-121, entitled "Conditional Use Permits." These amendments are being proposed to update existing code to comply with state statutes. A copy of the draft ordinance can be viewed at the Municipal Center.

**4. APPROVAL OF MINUTES**

- D. Planning Commission Meeting Minutes October 16, 2023

**5. OLD BUSINESS**

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

**6. NEW BUSINESS**

- F. Discuss and Consider: Certified Survey Map (CSM) 2023 BAARS FIFTH
- G. Discuss and Consider: Certified Survey Map (CSM) 2023 CECIL & PATTY BALL
- H. Discuss and Consider: Certified Survey Map (CSM) 2023 ALLIANCE HOLDINGS, LLC
- I. Discuss and Consider: Amending Ordinance Chapter 520 Zoning, Section 520-124 Site Plan Procedures

**7. NEXT MEETING DECEMBER 18, 2023**

**8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS AND DISCUSSIONS**

- J. COMMUNITY DEVELOPMENT DIRECTOR REPORT

**9. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**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: 11/17/2023 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

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



# PLAN COMMISSION MEETING MINUTES

October 16, 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
  - PRESENT
  - Bruce Sinkula
  - Chairperson Chris Voll
  - Dick Kvapil
  - Vice-Chairperson Dan Lesniak
  - Rick Grundman
  - Tony Stange
  
  - ABSENT
  - Tim Shaw

**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. APPROVAL OF MINUTES**

- C. Planning Commision Meeting Minutes September 18, 2023
  - Motion made by Vice-Chairperson Lesniak, seconded by Grundman to approve Meeting Minutes September 18, 2023, with corrections to spelling of Dick Kvapil last name from Kavapil to Kvapil.
  - Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange
  - Motion Carries 6:0

**4. REPORTS AND DISCUSSIONS**

- D. Director's Report
  - 6:09 P.M.

**5. OLD BUSINESS**

- E. Discuss and Consider: Amending Ordinance Chapter 520 Zoning, Section 520-121 Conditional Use Permits.
  - Motion made by Kvapil, seconded by Sinkula to continue with process to Amending Ordinance Chapter 520 Zoning, Section 520-121 Conditional Use Permit by sending out notifications of a public

hearing.

Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Stange  
Motion Carries 6:0 by Voice Vote 6:10 P.M.

**6. NEW BUSINESS**

- F. Discuss and Consider: Certified Survey Map (CSM) 2023 BAARS Third  
Motion made by Vice-Chairperson Lesniak, Seconded by Kvapil to approve CSM as presented at Parcel number 145-2707-094-0981.  
Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange  
Motion Carries 6:0 by Roll Call Vote
- G. Discuss and Consider: Certified Survey Map (CSM) 2023 BAARS Fourth  
Motion made by Stange, Seconded by Kvapil to table CSM at parcel number 145-2707-094-0981 till more information and detail.  
Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange  
Motion Carries 7:0 by Voice Vote 6:29 P.M.
- H. Discuss and Consider: Certified Survey Map (CSM) 2023 SELVES  
Motion made by Vice-Chairperson Lesniak, seconded by Sinkula to approve CSM at Parcel number 145-2708-111-0985 as presented.  
Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange  
Motion Carries 7:0 by Roll Call Vote 6:32 P.M.
- I. Discuss and Consider: Building Permit Requirements (Chapter 218 and 520).  
6:57 P.M.

**7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

Baars CSM Parcel number 145-2707-0940-981.  
Variance language for second driveway.  
6:58 P.M.

**8. ADJOURNMENT**

Motion made by Kvapil, Seconded by Chairperson Voll to adjourn.  
Voting Yea: Sinkula, Chairperson Voll, Kvapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange  
Motion Carries 7:0 by Voice Vote  
6:58 P.M.



**Report to Planning Commission**

**Agenda Item:** Public Hearing: Proposed Ordinance Amendment Chapter 520 Zoning, Section 520-121 Conditional Use Permits.

**Meeting Date:** November 20, 2023

**Referring Body:** Plan Commission

**Committee Contact:** Chris Voll

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Public Hearing: Proposed Ordinance Amendment Chapter 520 Zoning, Section 520-121 Conditional Use Permits.

**OBJECTIVE(S):** Proposed changes reflect requirements of Wis. Stat. § 62.23(7)(de). Current language allows the appeal of any decision made by the Planning Commission to be Village Board. It is problematic having Board members on the Plan Commission because of due process. Per Wis. Stat. § 66.1001(2m)(b), a Conditional Use Permit that may be issued by a political subdivision does not need to be consistent with the political subdivisions comprehensive plan. The proposed language emphasizes substantial evidence requirements. Finally, changes were made as suggested by the Village Attorney.

The proposed changes meet the criteria to amend the text within Section 520-121.

**§ 520-117 Amendments to zoning regulations (text amendments).**

G. Review criteria for amendments to zoning regulations. The Plan Commission and Village Board shall utilize the following criteria when reviewing each application to amend the text of this chapter:

- (1) Is the proposed text amendment consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
- (2) Does the proposed text amendment further the purposes and intent of this chapter and section to which the amendment is proposed?
- (3) Does the amendment address any of the following deficiencies or omissions as compared to the current language of this chapter?
  - (a) A change has occurred in the land market, or other factors have arisen that require a new form of development, a new type of land use, or a new procedure to meet said change(s).
  - (b) New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors.
  - (c) Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
  - (d) There is an error or internal inconsistency in this chapter.
- (4) Does the proposed amendment maintain the desired compatibility with allowable land uses, land use intensities, and impact on resources of the affected zoning district(s)?

**HISTORY/BACKGROUND:** Draft proposed changes were discussed with the Planning Commission on September 18, 2023 and minor changes were made. On October 16, 2023 the

Planning Commission reviewed and approved the final draft, making a motion to send the language to a public hearing.

Section 5, Item E.

**PROPOSAL:** Approve the proposed Ordinance Amendment.

**RECOMMENDED ACTION:** Recommend approval to the Village Board.

**ATTACHMENTS:** Proposed changes to Section 520-121 Conditional Use Permits.

VILLAGE OF KRONENWETTER  
Marathon County, Wisconsin  
An Ordinance Amending the Code of the Village of Kronenwetter  
Part II: General Legislation  
Chapter 520 Zoning  
Article XV Procedures and Administration  
Amending Section 520-121 entitled “Conditional use permits”

The Village Board of the Village of Kronenwetter do ordain as follows:

Section 1: Part II: General Legislation, Chapter 520 Zoning, Article XV Procedures and Administration, Section 520-121 entitled “Conditional use permits” of the Code of the Village of Kronenwetter is hereby amended with new language underlined and deleted language ~~stricken~~ to provide as follows:

§ 520-121 Conditional use permits.

- A. Initiation of conditional use permit. Any person, firm, corporation, or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest that may become a freehold interest or an exclusive possessory interest, and that is specifically enforceable on the land for which a conditional use is sought, may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.
  
- B. Application for conditional use permit. No application for a conditional use permit shall be placed on any agenda as an item to be acted upon unless the Zoning Administrator has certified acceptance of a complete application. Prior to publication of the required notice of public hearing, the applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hardcopies in a quantity directed by the Zoning Administrator. Said complete application shall be composed of all of the following:
  - (1) A completed conditional use permit application form furnished by the Zoning Administrator.
  
  - (2) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

- (3) A site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use. If the conditional use will make use of existing site improvements only, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- (4) Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth in this section.
- (5) Any other plans and information deemed necessary by the Zoning Administrator or the Plan Commission to ensure that the intent of this chapter is fulfilled.
- (6) A fee as established by the Village Board and stated in the Village of Kronenwetter's fee schedule.

C. Zoning Administrator review and recommendation.

- (1) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. Only a complete application in the determination of the Zoning Administrator shall entitle a public hearing under Subsection D. The Zoning Administrator shall inform the applicant if the application is incomplete in his or her determination.
- (2) Once the Zoning Administrator determines that the application is complete, the Zoning Administrator or designee shall authorize the public hearing and prepare a written evaluation of the application based on the criteria for evaluating conditional use permits in Subsection G below. The Zoning Administrator shall forward a copy of the evaluation to the Plan Commission.

D. Notice of public hearing.

- (1) ~~Legal ad (per existing ordinances). The notice of the time, date, and location of the Planning Commission public hearing shall be published by the Village at least two times in a newspaper of general circulation in the Village of Kronenwetter. Publications shall occur 14 calendar days and seven calendar days prior to the date of the Planning Commission public hearing on a conditional use permit or a zoning change request. The notice of the time, date, and location of the Planning Commission public hearing shall be published by the Village at least one~~

~~time in a newspaper of general circulation in the Village of Kronenwetter 10 calendar days prior to the date of the Planning Commission public hearing on an application for variance request. Upon receipt of a conditional use permit application, and following publication in the Village of a class 2 notice under Wis. Stat. ch. 985, the Village shall hold a public hearing on the application.~~

- (2) Public notice. Notice of the Plan Commission public hearing shall be sent by regular mail to the applicant, each landowner adjoining the subject property and each landowner within 500 feet of the subject property. Notice of the Planning Commission public hearing shall be sent at least 10 calendar days prior to the Planning Commission public hearing. The notice shall be prepared and mailed by the Village. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
- (3) Local government notice. The Village shall send one copy of the application at least 10 calendar days prior to the Plan Commission public hearing to the adjoining local government for review and comment when the project affects another municipality, or the primary access to the affected property is through an adjoining municipality. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
- (4) Village website. Notice of the Plan Commission public hearing shall be posted on the Village webpage. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.

E. Review and action by Plan Commission. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission, the Plan Commission shall take final action on the conditional use permit request. The Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission members in attendance.

F. Appeal to ~~Village Board~~ the Zoning Board of Appeals. An appeal of a decision under Subsection E may be taken to the ~~Village Board~~ Zoning Board of Appeals



by any person, firm or corporation or any officer, department, board, commission or agency of the Village who is aggrieved by the decision. Such appeal shall be made in writing to the Zoning Administrator within ~~10~~ 30 days after the date of the Plan Commission's written decision. In the case of an appeal:

- (1) The Zoning Administrator and Building Inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the conditional use permit and shall issue a stop-work order for any such activities already commenced.
- (2) The Zoning Administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for ~~Village Board~~ consideration by the Zoning Board of Appeals.
- (3) The ~~Village Board~~ Zoning Board of Appeals shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for a conditional use permit after receiving the Plan Commission's record and reviewing the Commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in Subsection G and shall have all of the powers of the Plan Commission under this section. The ~~Village Board's Zoning Board of Appeals'~~ determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.

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

- (1) In this paragraph:
  - (a) "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by the Village, but does not include a variance.
  - (b) "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- (2)
  - (a) If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the

Village ordinance(s) or those imposed by the Village Plan Commission, the Village shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance(s) and be based on substantial evidence.

(b) The requirements and conditions described under subd. (2)(a) must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The Village's decision to approve or deny the permit must be supported by substantial evidence.

(3)(4) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the Village may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance(s) or by the Village Plan Commission.

(4)(5) If the Village denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in Wis. Stat. § 62.23(7)(e)10. a., or if the decision is on an application for an approval, as defined in Wis. Stat. § 781.10(1)(a), under the procedures described in Wis. Stat. § 62.23(7)(e)10. b.

~~(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?~~

(5)(2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in an ~~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?~~

~~(6)~~(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?

~~(7)~~(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?

~~(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?~~

- H. Issuance and recording of permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant.
- I. Effect of denial. No conditional use permit application that has been denied shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.
- J. Termination of approved conditional use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this chapter. Any conditional use found not to be in compliance with the terms of this chapter or the approved conditional use permit shall be considered in violation of this chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.
- K. Time limits on development of conditional use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this section, "operational" shall be defined as occupancy of the conditional use.

- L. Renewals. The permit holder may submit an application for renewal along with the appropriate fee for renewal prior to the expiration of the time limit on the permit, if any. No conditional use permit renewal shall be required to go through a new public hearing.
- M. Discontinuance of approved conditional use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated and receive no treatment as a legal prior nonconforming use. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.
- N. Change of ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission, shall be considered a violation of this chapter and shall be grounds for revocation of said conditional use permit.
- O. Uses now regulated as conditional uses that were legal land uses (permitted by right or as conditional uses) prior to effective date of this ~~chapter section~~. A use now regulated as a conditional use that was a legal land use — either permitted by right or as a conditional use — prior to the effective date of this ~~chapter section~~ shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this section.

Section 2: If any provision of this Ordinance is invalid or unconstitutional or if the application of this Ordinance to any person or circumstance is found invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provision or application of this Ordinance that can be given effect without the invalid or unconstitutional provision or application.

Section 3: All ordinances and/or parts of ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall be in full force and effect from and after its date of adoption and notice to the public as required by law.

Section 5: Village personnel are hereby authorized and directed to make all changes to the Village Code necessary to reflect this amendment.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

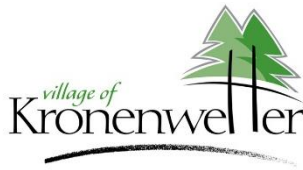
VILLAGE OF KRONENWETTER

By: \_\_\_\_\_  
Chris Voll, President

ATTEST:

By: \_\_\_\_\_  
Bobbi Jo Birk-LaBarge, Clerk

Noticed to the public on: \_\_\_\_\_.



# REPORT TO PLANNING COMMISSION

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**ITEM NAME:** Certified Survey  
 Map (CSM) BAARS 5  
**MEETING DATE:** November  
 20, 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

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**ISSUE:** CSM approval, Tim Vreeland, Parcel Identification Number 145-2707-095-0976 SUNNY CT SEC 09-27-07 PT OF GOVT LOT 4 S 40 ACRES THRF EX CSM VOL 19 PG 251 (#5383) (DOC #905738) EX E 33' EX CSM VOL 7 PG 126 (#1740) (DOC #735416) EX CSM VOL 24 PG 62 (#6447) (DOC #948820) EX CSM VOL 45 PG 122 (#10870) (DOC #1182788) EX CSM VOL 60 PG 142 (#13765) (DOC #1403279) The parcel 145-2707-095-0976 is 22.321 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into two parcels one being OUTLOT 1 and LOT 1. The northern part of the parcel will be 6.334 acres being labeled OUTLOT 1. The rest of the parcel will be LOT 1 to the south and will be 15.987 Acres. The two new parcels will remain Rural Residential 5, (RR5). No rezone is needed.

**OBJECTIVES:**

**ISSUE BACKGROUND/PREVIOUS ACTIONS:**

**PROPOSAL:**

**ADVANTAGES:**

**DISADVANTAGES:**

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

**RECOMMENDED ACTION:**

**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):**  
**Application, Staff Report, and Certified Survey Map**

**PLANNING COMMISSION  
PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. November 20, 2023

**APPLICANT:**

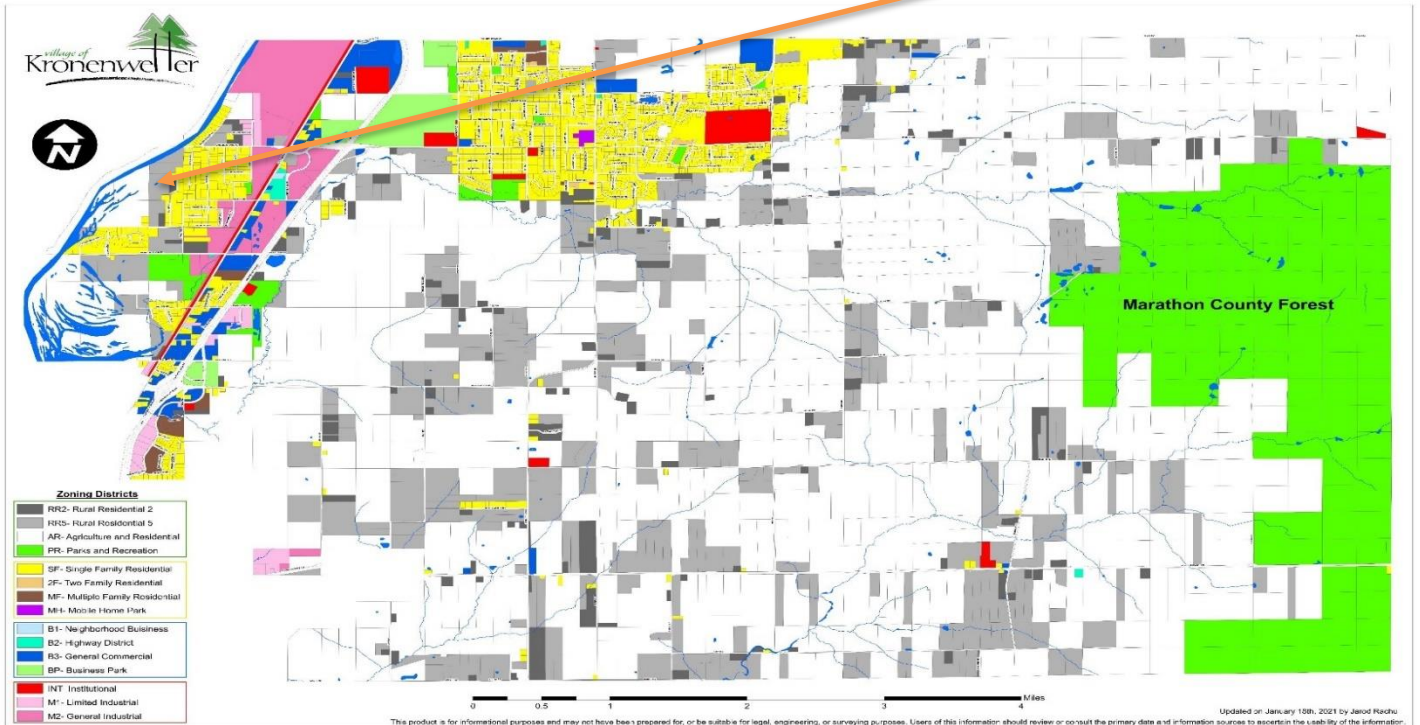
Tim Vreeland  
6103 Dawn Street  
Weston WI, 54476

**OWNER:**

Jerome Baars  
1825 Helke Road  
Kronenwetter WI, 54455

**LOCATION OF REQUEST:** 145-2707-095-0976, Sunny CT Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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

**PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)**

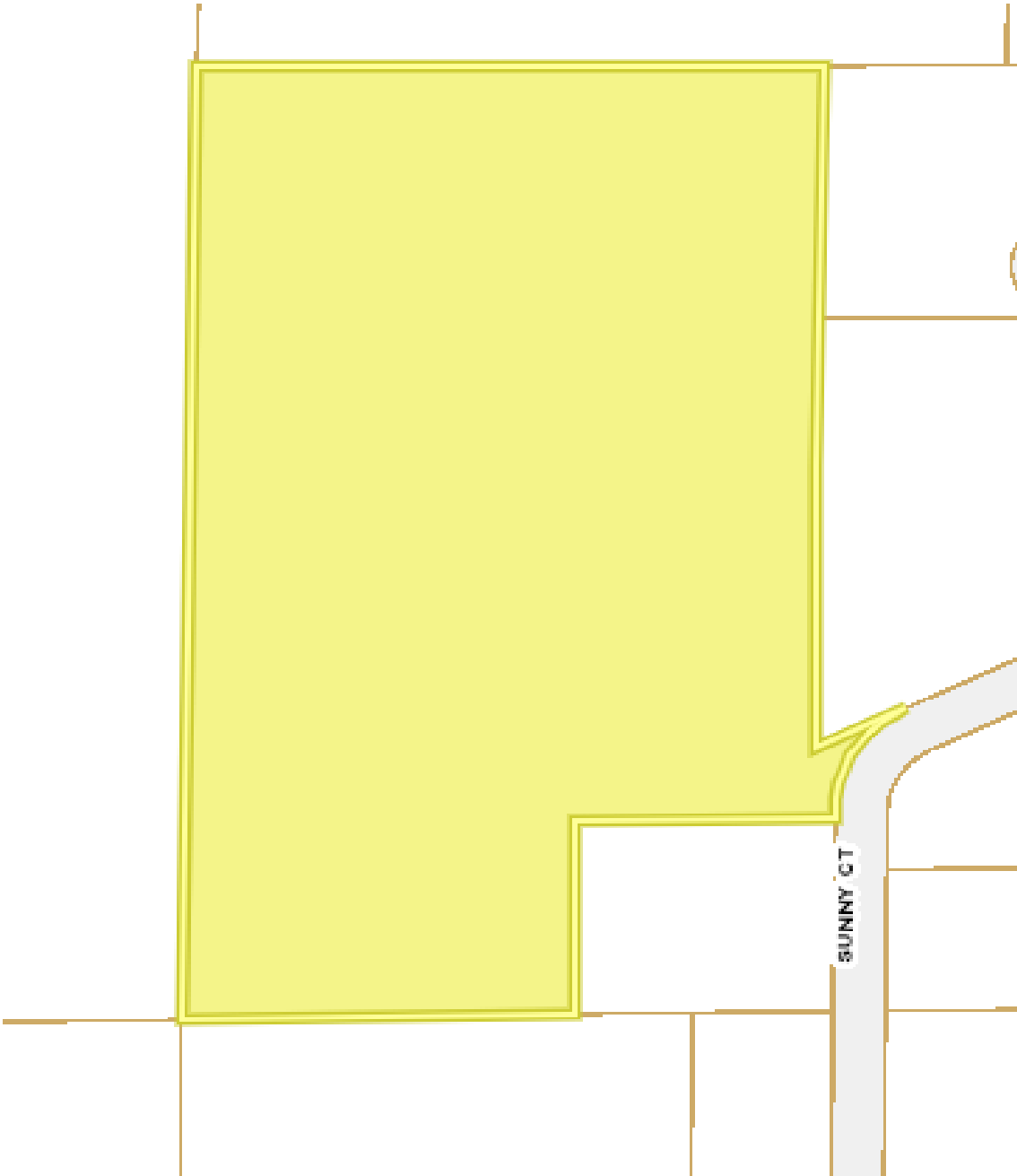


**INTRODUCTION:**

The parcel 145-2707-095-0976 is 22.321 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into two parcels one being OUTLOT 1 and LOT 1. The northern part of the parcel will be 6.334 acres being labeled OUTLOT 1. The rest of the parcel will be LOT 1 to the south and will be 15.987 Acres. The two new parcels will remain Rural Residential 5, (RR5). No rezone is needed.

**OUTLOT 1: 6.334 Acres (RR5) Rural Residential 5** (See Picture 1 of Map 5)

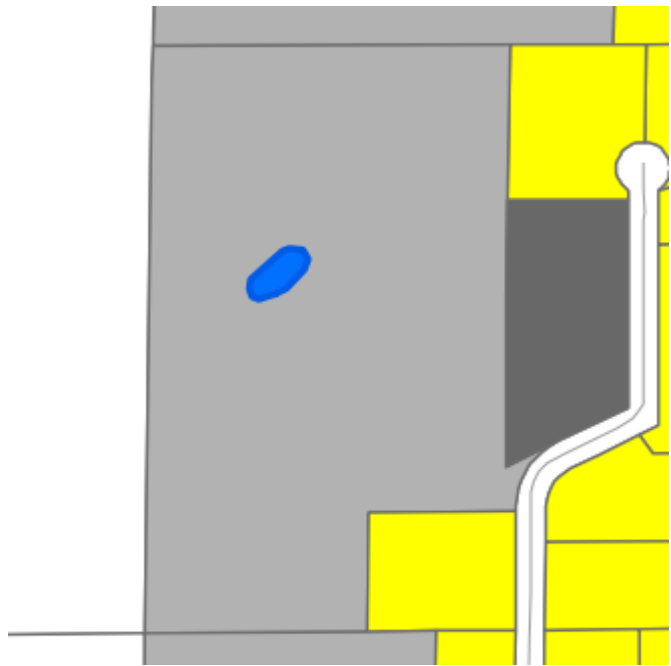
**LOT 1: 15.987 Acres (RR5) Rural Residential 5** (See Picture 1 of Map 5)



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

**PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)**

**CURRENT ZONING MAP:**



**Zoning Districts**

RR2- Rural Residential 2
RR5- Rural Residential 5
AR- Agriculture and Residential
PR- Parks and Recreation
SF- Single Family Residential
2F- Two Family Residential
MF- Multiple Family Residential
MH- Mobile Home Park
B1- Neighborhood Buisness
B2- Highway District
B3- General Commercial
BP- Business Park
INT- Institutional
M1- Limited Industrial
M2- General Industrial

**Map 3: Current Zoning**  
(Source Data: Village of Kronenwetter Zoning Map)

**FUTURE LAND USE:**



Agriculture / Rural Residential
Commercial
County Forest
Governmental / Institutional
Industrial
Industrial / Commercial
Residential
Water

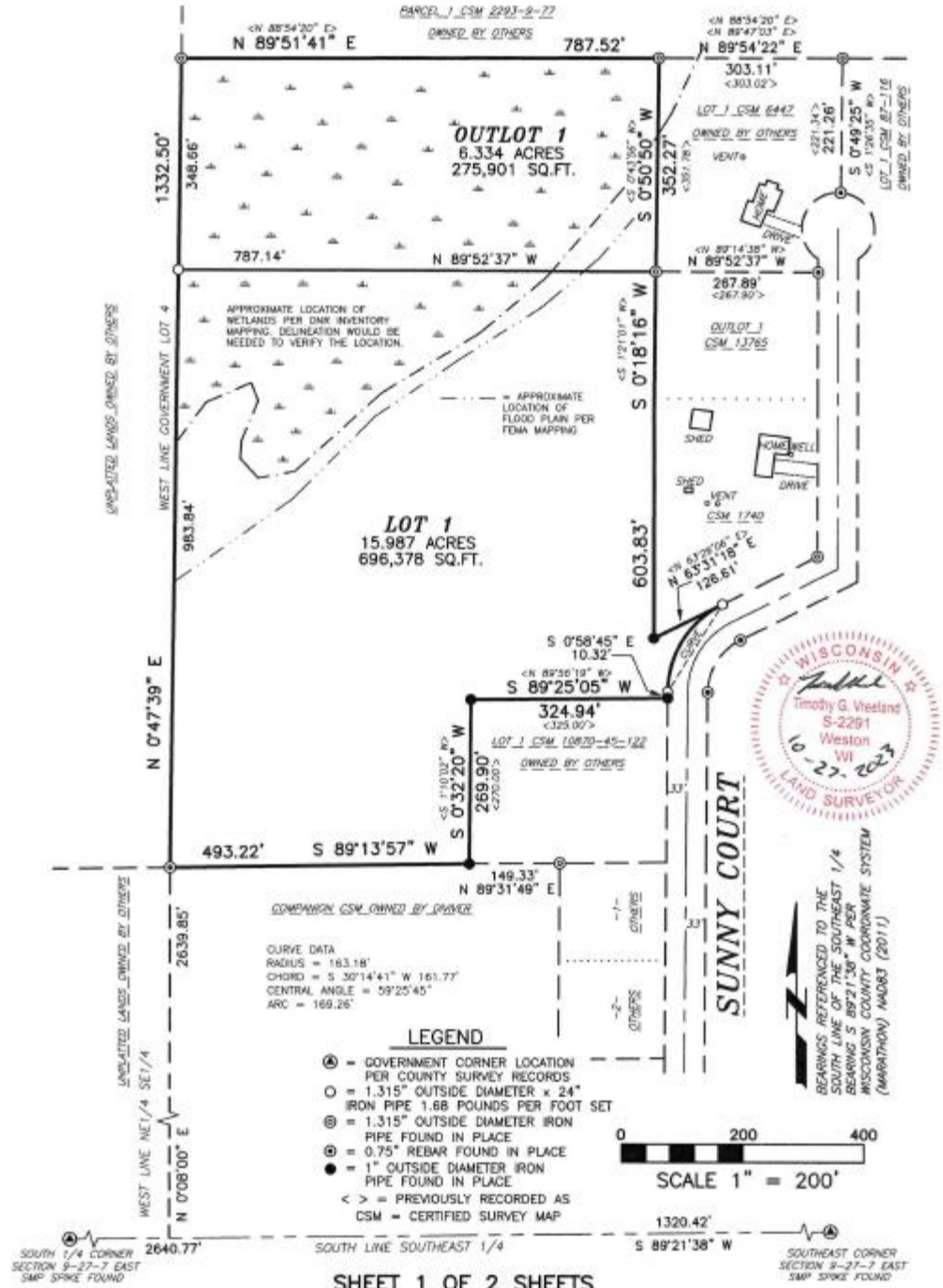
**Map 4: Future Land Use Map**  
(Source Data: Village of Kronenwetter Future Land Map)

**PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)**

# CERTIFIED SURVEY MAP

## MARATHON COUNTY NO. \_\_\_\_\_

PART OF THE GOVERNMENT LOT 4 OF SECTION 9,  
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.



PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)

# CERTIFIED SURVEY MAP

PART OF THE GOVERNMENT LOT 4 OF SECTION 9,  
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

<b>VREELAND ASSOCIATES, INC.</b>	
<b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 <a href="mailto:tim@vreelandassociates.us">tim@vreelandassociates.us</a>	
PREPARED FOR:	<b>RANDY BAARS</b>
FILE #:	22-0399 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

### SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RANDY BAARS, I SURVEYED, MAPPED AND DIVIDED THAT PART OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE S 89°21'38" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 1320.42 FEET; THENCE N 0°08'00" E 2639.85 FEET TO THE POINT OF BEGINNING; THENCE N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 1332.50 FEET; THENCE N 89°51'41" E ALONG THE SOUTH LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 2293 787.52 FEET; THENCE S 0°50'50" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6447 352.27 FEET; THENCE S 0°18'16" W ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 13765 AND 1740 603.83 FEET; THENCE N 63°31'18" E ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 1740 126.61 FEET; THENCE 169.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 163.18 FEET, WHOSE CENTRAL ANGLE IS 59°25'45" AND WHOSE CHORD BEARS S 30°14'41" W 161.77 FEET; THENCE S 89°25'05" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 10870 324.94 FEET; THENCE S 0°32'20" W ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 10870 269.90 FEET; THENCE S 89°13'57" W 493.22 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 27TH DAY OF OCTOBER, 2023  
SURVEY PERFORMED OCTOBER 11TH, 2022

TIMOTHY G. VREELAND P.L.S. 2291

VILLAGE BOARD AUTHORIZATION  
I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

**Map 5: Aerial Photo**  
(Source Data: Marathon County)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION  
NOVEMBER 20, 2023  
PARCEL # (145-2707-095-0976) SUNNY CT ROAD BAARS 5  
CSM REQUEST**

### RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

**PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)**

# 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 3<sup>rd</sup> Monday of each month.*

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



### Applicant Information

1. Applicant Name Tim Vreeland Phone Number 715-241-0947

Address 6103 Dawn Street Weston, WI

Email tim@vreelandassociates.us

2. Property Title holder Name Jerome Baars Phone Number 7156932688

Address 1825 Helke Road Kronenwetter

Email \_\_\_\_\_

3. Prepared By Company Name Vreeland Associates

Address 6103 Dawn Street Weston, WI

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

### Property Information

4. Property Address Sunny Court

5. Section 9 Township 27 Range 7 6. Parcel Identification # (PIN) 14527070950976

7. Legal Description (attach an additional sheet if necessary) see CSM

8. Parcel Acreage 22 9. Zoning District RR5

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: 2

13. How will water be provided? private 14. How will sewage disposal take place? private

### **Required Attachments**

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

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

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

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

**Tim Vreeland**

*(Printed Name of Applicant)*



*(Signature of Applicant)*

11-13-23

*(Date)*



# REPORT TO PLANNING COMMISSION

**ITEM NAME:** Certified Survey  
 Map (CSM) CECIL & PATTY  
 BALLOU  
**MEETING DATE:** November  
 20, 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, Tim Vreeland, 1520 & 1530 Greenwood Drive SEC 15-27-07 SW1/4 NW1/4, Sect. 15, T27N, R7E The properties at 1520 & 1530 Greenwood Drive are changing a shared property line. The plan is to move the line starting on the west side to move north gradually as it moves east. Moving about 120 feet east stops. At this point the line has move about 6 to 7 feet north. The line move south 20 to 25 feet then makes about 90-degree angle going east again till it reaches the rear of the two properties. LOT 6 or 1530 Greenwood Drive will be .557 acres. LOT 7 or 1520 Greenwood Drive will be .510 Acres. The two parcels will remain Single-Family Zoning, (SF). No rezone is needed.

**OBJECTIVES:**

**ISSUE BACKGROUND/PREVIOUS ACTIONS:**

**PROPOSAL:**

**ADVANTAGES:**

**DISADVANTAGES:**

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

**RECOMMENDED ACTION:**

**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):**  
**Application, Staff Report, and Certified Survey Map**

# 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 3<sup>rd</sup> Monday of each month.*

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



### Applicant Information

1. Applicant Name Tim Vreeland Phone Number 715-241-0947

Address 6103 Dawn Street Weston, WI

Email tim@vreelandassociates.us

2. Property Title holder Name Cecil & Patty Ballou Phone Number 7152977557

Address 1520 Greenwood Dr Kronenwetter

Email \_\_\_\_\_

3. Prepared By Company Name Vreeland Associates

Address 6103 Dawn Street Weston, WI

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

### Property Information

4. Property Address 1520 Greenwood Dr Kronenwetter

5. Section 15 Township 27 Range 7 6. Parcel Identification # (PIN) 14527071520038

7. Legal Description (attach an additional sheet if necessary) see attached CSM

8. Parcel Acreage .5 9. Zoning District SF

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) yes

12. Number of lots proposed in the CSM: 2

13. How will water be provided? existing 14. How will sewage disposal take place? existing

### **Required Attachments**

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

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

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

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

**Tim Vreeland**

*(Printed Name of Applicant)*



*(Signature of Applicant)*

**10-31-2023**

*(Date)*

**PLANNING COMMISSION  
1520 & 1530 GREENWOOD (CECIL & PATTY BALLOU)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. November 20, 2023

**APPLICANT:**

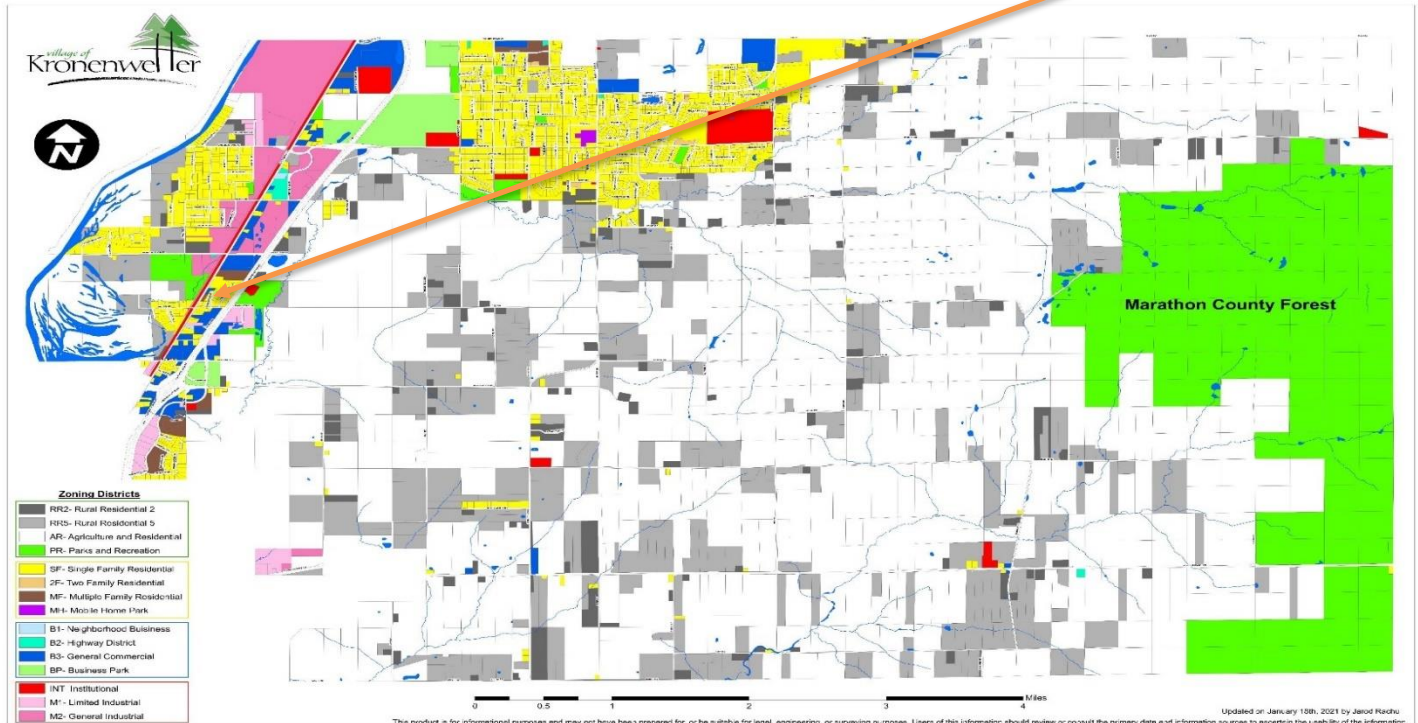
Tim Vreeland  
6103 Dawn Street  
Weston WI, 54476

**OWNER:**

Cecil & Patty Ballou  
1520 Greenwood Drive  
Kronenwetter WI, 54455

**LOCATION OF REQUEST:** 1520, 1530 Greenwood, Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



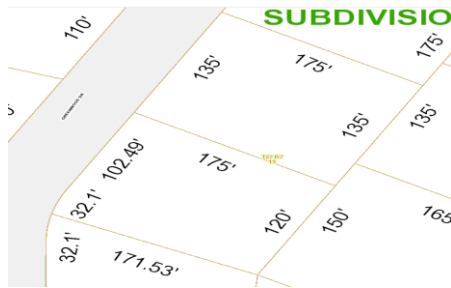
**Map 1: Location Map**  
(Source Data: Village of Kronenwetter Zoning map)

**INTRODUCTION:**

The properties at 1520 & 1530 Greenwood Drive are changing a shared property line. The plan is to move the line starting on the west side to move north gradually as it moves east. Moving about 120 feet east stops. At this point the line has move about 6 to 7 feet north. The line move south 20 to 25 feet then makes about 90-degree angle going east again till it reaches the rear of the two properties. LOT 6 or 1530 Greenwood Drive will be .557 acres. LOT 7 or 1520 Greenwood Drive will be .510 Acres. The two parcels will remain Single-Family Zoning, (SF). No rezone is needed.

**LOT 6: 0.557 Acres (SF) Single-Family** (See Picture 1 of Map 5)

**LOT 7: 0.510 Acres (SF) Single-Family** (See Picture 1 of Map 5)

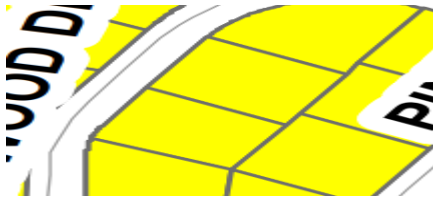


**Map 2: Aerial Photo**  
(Source Data: Marathon County GIS)

**Zoning Districts**

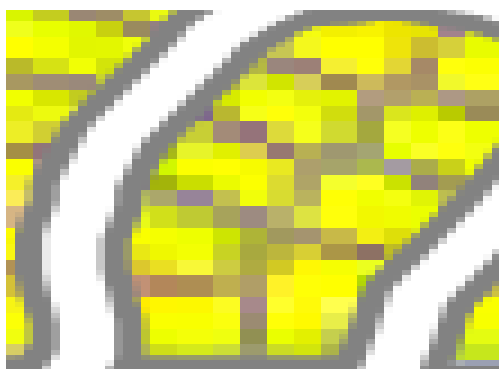
	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Buisness
	B2- Highway District
	B3- General Commercial
	BP- Business Park
	INT- Institutional
	M1- Limited Industrial
	M2- General Industrial

**CURRENT ZONING MAP:**



**Map 3: Current Zoning**  
(Source Data: Village of Kronenwetter Zoning Map)

**FUTURE LAND USE:**



	Agriculture / Rural Residential
	Commercial
	County Forest
	Governmental / Institutional
	Industrial
	Industrial / Commercial
	Residential
	Water

**Map 4: Future Land Use Map**  
(Source Data: Village of Kronenwetter Future Land Map)

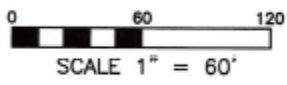
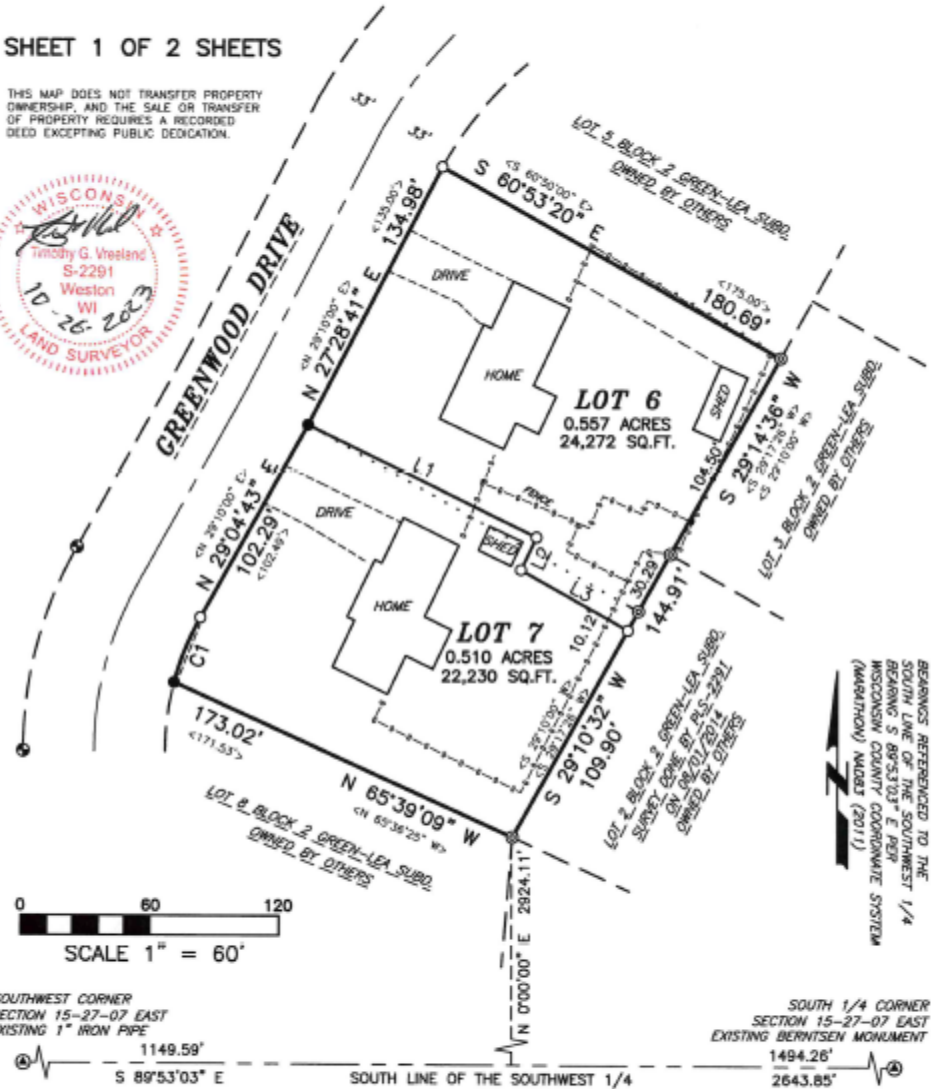
# CERTIFIED SURVEY MAP

## MARATHON COUNTY NO. \_\_\_\_\_

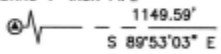
ALL OF LOTS 6 & 7 OF BLOCK 2 OF GREEN-LEA SUBDIVISION LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS

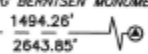
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.



SOUTHWEST CORNER SECTION 15-27-07 EAST EXISTING 1" IRON PIPE



SOUTH 1/4 CORNER SECTION 15-27-07 EAST EXISTING BERTINSEN MONUMENT



- L1 = S 64°09'11" E 118.56'
- L2 = S 25°27'36" W 16.79'
- L3 = S 60°55'08" E 57.08'

Curve #	Arc Length	Radius	Central Angle	Chord Direction	Chord Length
C5	32.28'	128.18'	14°39'20"	S 22°08'19" W	32.19'
<C5>			<14°35'00">	<S 21°52'30" W>	<32.02'>

- LEGEND**
- ⊕ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
  - ⊙ = 2.375" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
  - = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
  - = 1.25" IRON PIPE FOUND IN PLACE
  - ⊗ = 1.50" IRON PIPE FOUND IN PLACE
  - < > = PREVIOUSLY RECORDED AS
  - +--- = FENCE LINE

### CERTIFIED SURVEY MAP

ALL OF LOTS 6 & 7 OF BLOCK 2 OF GREEN-LEA SUBDIVISION LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0847 tim@vreelandassociates.us
PREPARED FOR: <b>PATTY BALLOU</b> <b>&amp; ZACH MCALLISTER</b>
FILE #: 23-0461 BALLOU
DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: DALTON L. ZEINERT

SHEET 2 OF 2 SHEETS

#### SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF PATTY BALLOU AND ZACH MCALLISTER, I SURVEYED, MAPPED AND DIVIDED ALL OF LOTS 6 & 7 OF BLOCK 2 OF GREEN-LEA SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



*[Signature]*  
TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 26TH DAY OF OCTOBER, 2023  
SURVEY PERFORMED OCTOBER 6TH, 2023

#### VILLAGE BOARD AUTHORIZATION

I, THE ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER, HEREBY APPROVE THE RELOCATION OF COMMON BOUNDARY AS INDICATED ON THE DEED PURSUANT TO THE POWER'S GRANTED TO ME BY THE VILLAGE'S SUBDIVISION ORDINANCE. THIS CERTIFIED SURVEY MAP DOES NOT REQUIRE APPROVAL OF THE VILLAGE OF KRONENWETTER PLANNING COMMISSION AS NO DIVISION OF LAND IS OCCURRING.

PETER WAGNER, ZONING ADMINISTRATOR

**Map 5: Aerial Photo**  
(Source Data: Marathon County)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION**  
**NOVEMBER 20, 2023**

**1520 & 1530 GREENWOOD (CECIL & PATTY BALLOU)**  
**CSM REQUEST**

#### RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

**1520 & 1530 GREENWOOD DRIVE (CECIL & PATTY BALLOU)**





# REPORT TO PLANNING COMMISSION

---

**ITEM NAME:** Certified Survey  
**Map (CSM) ALLIANCE HOLDING, LLC**  
**MEETING DATE:** November 20, 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, Alliance Holding LLC, 1619 County Road XX, 1671 County Road XX, 1693 County Road XX, and 2409 Tower Road Kronenwetter WI 54455 Part of the NE ¼ of the Functional NE 1/4 SEC 02-T27N-R7E Village of Kronenwetter. The properties at 1619 County Road XX, 1671 County Road XX, 1693 County Road XX, and 2409 Tower Road are all Zoned Business Park (BP). The plan is to combine the four parcels into two parcels one being LOT 1 and LOT 2. LOT 1, The parcel to the north will be 22.128 acres. LOT 2, the southern parcel will be 15 Acres. The two new parcels will remain Business Park, (BP). No rezone is needed.

**OBJECTIVES:**

**ISSUE BACKGROUND/PREVIOUS ACTIONS:**

**PROPOSAL:**

**ADVANTAGES:**

**DISADVANTAGES:**

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

**RECOMMENDED ACTION:**

**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):**  
**Application, Staff Report, and Certified Survey Map**

# 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 3<sup>rd</sup> Monday of each month.

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



### Applicant Information

1. Applicant Name Alliance Holdings, LLC Phone Number 630-842-0775  
 Address 10805 Business Highway 51, Rothschild, WI 54474  
 Email \_\_\_\_\_
2. Property Title holder Name Alliance Holdings, LLC Phone Number 630-842-0775  
 Address 10805 Business Highway 51, Rothschild, WI 54474  
 Email \_\_\_\_\_
3. Prepared By Company Name REI Engineering Inc.  
 Address 4080 N. 20th Avenue, Wausau, WI 54401  
 Phone Number 715-675-9784 Email jprentice@reiengineering.com

### Property Information

4. Property Address 1619, 1671 & 1693 County Road XX, Kronenwetter, WI & 2409 Tower Road, Kronenwetter, WI
5. Section 2 Township 27N Range 07E 6. Parcel Identification # (PIN) 14527070210999, 14527070210996, 14527070210998, 14527070210997
7. Legal Description (attach an additional sheet if necessary) Part of the NE 1/4 of the Fractional NE 1/4, Sec. 2, T27N, R7E, Village of Kronenwetter
8. Parcel Acreage 38 acres 9. Zoning District BP - Business Park
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: 2

13. How will water be provided? Anticipated Public 14. How will sewage disposal take place? Anticipated Public

**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 \(ecode360.com\)](http://www.ecode360.com) and [Wisconsin Legislature: 236.34](http://legis.wisconsin.gov/legislation/2011/236_34)

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

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

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

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

Jay Schwette  
(Printed Name of Applicant)

J Schwette  
(Signature of Applicant)

10/31/2023  
(Date)

**PLANNING COMMISSION  
1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)  
CSM AND ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. November 20, 2023

**APPLICANT:**

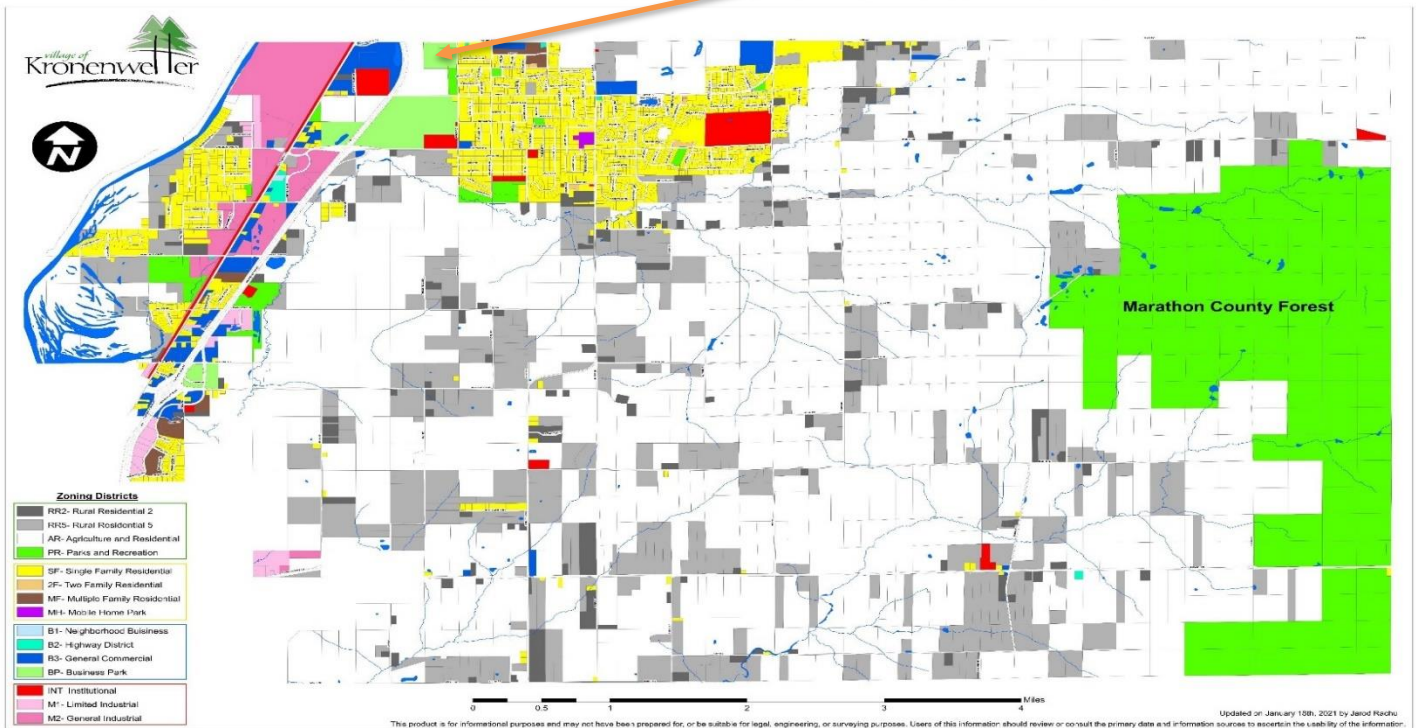
Alliance Holdings, LLC  
10805 Business Highway 51,  
Rothschild, WI 54474

**OWNER:**

Alliance Holdings, LLC  
10805 Business Highway 51,  
Rothschild, WI 54474

**LOCATION OF REQUEST:** 1619, 1671, & 1693 County Road XX & 2409 Tower Road, Kronenwetter, WI 54455. (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



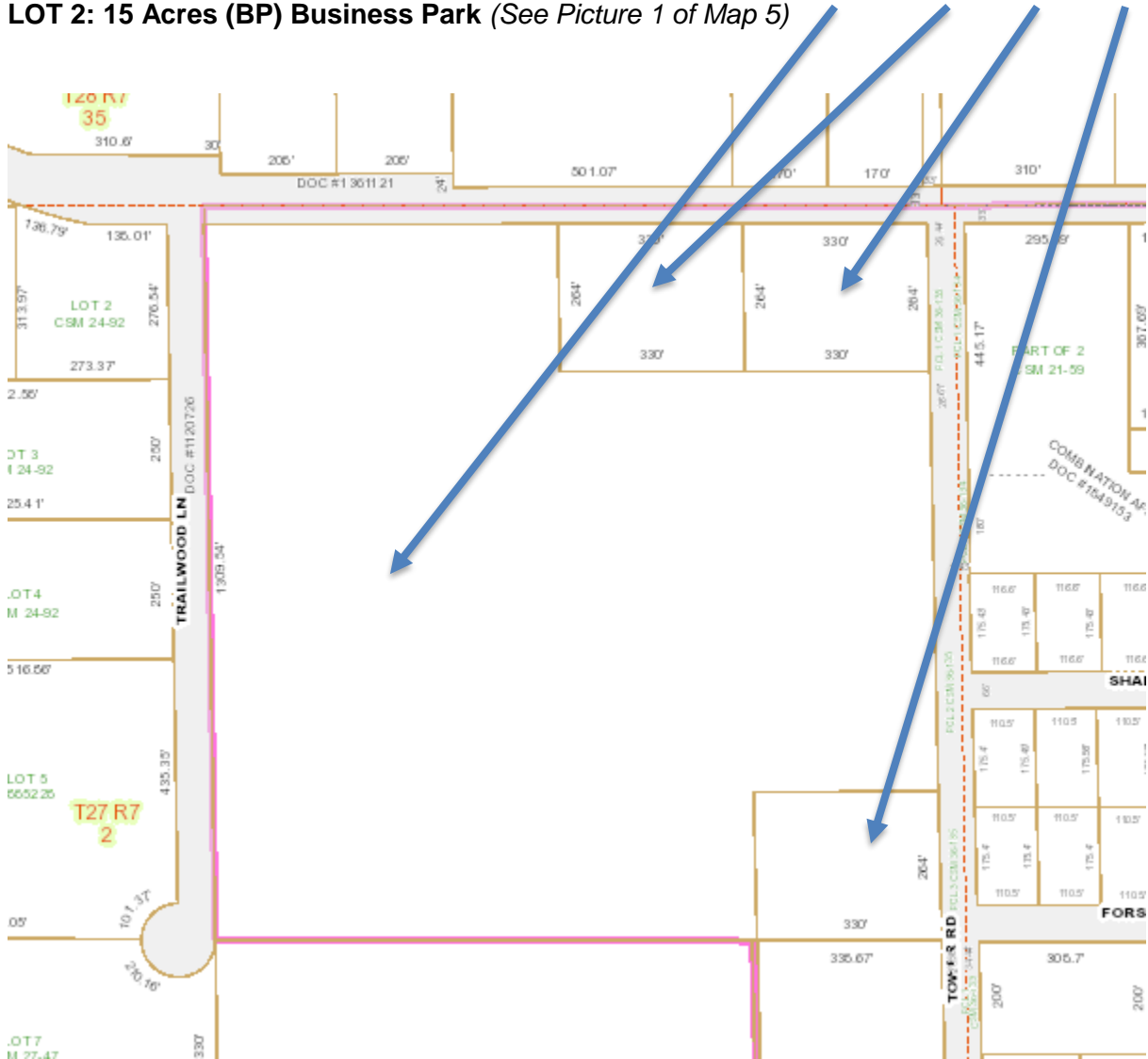
**Map 1: Location Map**  
(Source Data: Village of Kronenwetter Zoning map)

**INTRODUCTION:**

The properties at 1619 County Road XX, 1671 County Road XX, 1693 County Road XX, and 2409 Tower Road are all Zoned Business Park (BP). The plan is to combine the four parcels into two parcels one being LOT 1 and LOT 2. LOT 1, The parcel to the north will be 22.128 acres. LOT 2, the southern parcel will be 15 Acres. The two new parcels will remain Business Park, (BP). No rezone is needed.

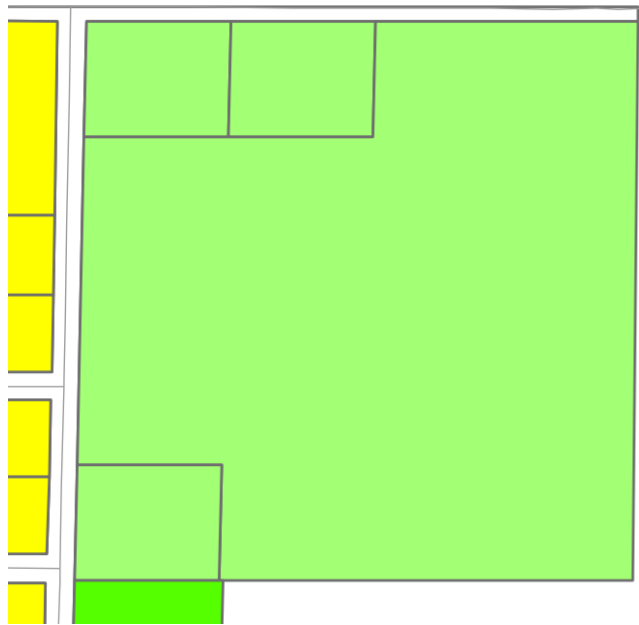
**LOT 1: 22.128 Acres (BP) Business Park** (See Picture 1 of Map 5)

**LOT 2: 15 Acres (BP) Business Park** (See Picture 1 of Map 5)



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

**CURRENT ZONING MAP:**



**Zoning Districts**

RR2- Rural Residential 2
RR5- Rural Residential 5
AR- Agriculture and Residential
PR- Parks and Recreation
SF- Single Family Residential
2F- Two Family Residential
MF- Multiple Family Residential
MH- Mobile Home Park
B1- Neighborhood Buisness
B2- Highway District
B3- General Commercial
BP- Business Park
INT- Institutional
M1- Limited Industrial
M2- General Industrial

**Map 3: Current Zoning**  
 (Source Data: Village of Kronenwetter Zoning Map)

**FUTURE LAND USE:**



Agriculture / Rural Residential
Commercial
County Forest
Governmental / Institutional
Industrial
Industrial / Commercial
Residential
Water

**Map 4: Future Land Use Map**  
 (Source Data: Village of Kronenwetter Future Land Map)

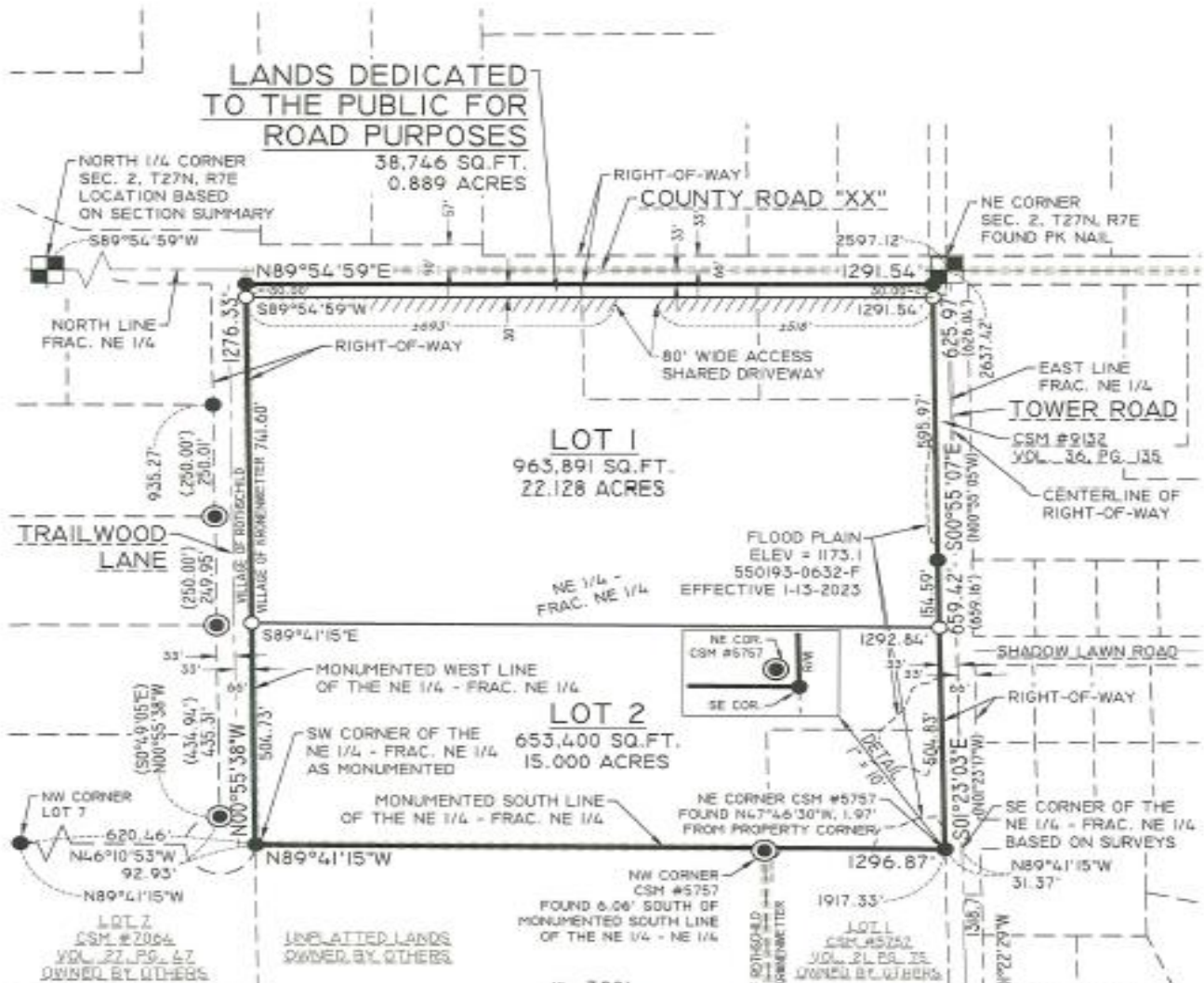


**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
 (715) 675-9784  
**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

PREPARED FOR: ALLIANCE HOLDINGS, LLC  
 LANDOWNER: ALLIANCE HOLDINGS, LLC

OF PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



- NOTES:**
1. FIELD SURVEY WAS COMPLETED ON 10-16-2023.
  2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 01°22'29" WEST.
  3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
  4. PARCEL IS VACANT AT THE TIME OF THE SURVEY.

**LEGEND**

- - 3/4 IN. IRON BAR FOUND
- - 1-1/4 IN. O.D. IRON PIPE FOUND
- - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET
- - MUNICIPALITY BOUNDARY
- //// - RESTRICTED ACCESS
- (126°) - RECORDED BEARING/LENGTH
- 120.00' - MEASURED BEARING/LENGTH



DRAWING FILE: G:\10400-10499\10453 - Alliance Property Schuelte\Drawing\Survey\10453 CSM.dwg

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4080 N. 30TH AVENUE, WAUSAU, WI 54401  
(715) 679-9784  
**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

PREPARED FOR: ALLIANCE HOLDINGS, LLC  
LANDOWNER: ALLIANCE HOLDINGS, LLC

OF PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 01°22'29" WEST, COINCIDENT WITH THE EAST LINE OF SAID FRACTIONAL NORTHEAST 1/4, 1318.71 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4; THENCE NORTH 89°41'15" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AS MONUMENTED, 31.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°41'15" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AS MONUMENTED, 1296.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE EAST RIGHT-OF-WAY LINE OF TRAILWOOD LANE; THENCE NORTH 00°55'38" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF TRAILWOOD LANE, 1276.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD "XX"; THENCE NORTH 89°54'59" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD "XX", 1291.54 FEET TO SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°55'07" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 625.97 FEET; THENCE SOUTH 01°23'03" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 659.42 FEET TO SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,656,037 SQUARE FEET, 38.017 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF ALLIANCE HOLDINGS, LLC, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 256.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-7, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 31<sup>ST</sup> DAY OF OCTOBER 2023

\_\_\_\_\_  
REI  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852



VILLAGE OF KRONENWETTER  
APPROVED FOR RECORDING UNDER THE  
TERMS OF THE VILLAGE OF KRONENWETTER  
LAND DIVISION ORDINANCE.  
  
BY: \_\_\_\_\_  
  
DATE: \_\_\_\_\_

MARATHON COUNTY  
THE DEDICATION SHOWN ON THIS CERTIFIED  
SURVEY MAP IS HEREBY ACCEPTED AND  
APPROVED FOR RECORDING.  
  
BY: \_\_\_\_\_  
  
DATE: \_\_\_\_\_

**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 835-9784  
**MARATHON COUNTY CERTIFIED SURVEY MAP**  
MAP NO. \_\_\_\_\_

PREPARED FOR: ALLIANCE HOLDINGS, LLC  
LANDOWNER: ALLIANCE HOLDINGS, LLC

OF PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



**LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION**  
ALLIANCE HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED FOR USE AS THE RIGHT-OF-WAY OF COUNTY ROAD "XX" AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID ALLIANCE HOLDINGS, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY \_\_\_\_\_, MEMBER

AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

IN THE PRESENCE OF: ALLIANCE HOLDINGS, LLC.

\_\_\_\_\_, MEMBER

STATE OF WISCONSIN) SS  
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

THE ABOVE NAMED \_\_\_\_\_, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**Map 5: Aerial Photo**  
(Source Data: Marathon County)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION**  
**NOVEMBER 20, 2023**

**1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)**  
**CSM REQUEST**

**RECOMMENDED MOTION**

RECOMMENDED ACTION: Staff recommends approve as submitted.

**1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)**



**Report to Planning Commission**

**Agenda Item:** Public Hearing: Proposed Ordinance Amendment Chapter 520 Zoning, Section 520-124 Site Plan Procedures.

**Meeting Date:** November 20, 2023

**Referring Body:** Plan Commission

**Committee Contact:** Chris Voll

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Proposed Ordinance Amendment Chapter 520 Zoning, Section 520-124 Site Plan Procedures.

**OBJECTIVE(S):** The Plan Commission has discussed and considered amending Chapter 520, Section 520-121 Conditional Use Permits. A public hearing to review the proposed amendments was conducted today (November 20, 2023). One of those changes addressed current language which allows the appeal of any decision made by the Planning Commission to be Village Board. It is problematic having Board members on the Plan Commission because of due process. Section 520-124 Site Plan Procedures contains similar language allowing an appeal of any decision made by the Planning Commission to the Village Board.

**HISTORY/BACKGROUND:** N/A

**PROPOSAL:** Request the Planning Commission discuss and consider making changes to §520-124 Site Plan Procedures.

**RECOMMENDED ACTION:** To be determined by the Planning Commission and recommended to the Village Board.

**ATTACHMENTS:** Proposed changes to Section 520-124 Site Plan Procedures.

DRAFT 11/20/2023

§ 520-124 **Site Plan Procedures.**

Note: 520-124 (A-G, I, K, L and M) remain unchanged.

H. Action by Plan Commission; appeal procedure. Except as provided in Subsection I, the Plan Commission shall, within 45 days of a complete submittal, approve the site plan as presented, approve the site plan with conditions, or reject the site plan, indicating reasons for rejection, unless this time frame is extended by written agreement of the applicant. Such deadline may be extended by written or electronic agreement from the applicant. The Zoning Administrator shall notify the applicant of such action in writing on a form designed for that purpose. Within ~~20~~30 days of such action, the applicant may appeal in writing all or part of the Plan Commission's decision to the ~~Village Board~~ Board of Appeals. During the appeal process, the Zoning Administrator and Building Inspector are authorized to hold the issuance of permits to enable commencement or continuation of building and other activities authorized by the Zoning Administrator's decision, and to issue a stop-work order for any such activities already commenced. The ~~Village Board~~ Board of Appeals may affirm, modify, or reverse the Plan Commission's decision. The Plan Commission shall inform the Village Board of all site plans submitted, reviewed, approved, and rejected under this Subsection H during each meeting.

J. Appeal to ~~Village Board~~ the Board of Appeals. An appeal of a decision under Subsection H may be taken to the ~~Village Board~~ Board of Appeals by any person, firm or corporation or any officer, department, board, commission or agency of the Village who is aggrieved by the decision. Such appeal shall be made in writing to the Zoning Administrator within ~~10~~ 30 days after the date of the Commission's decision. In the case of an appeal:

- (1) The Zoning Administrator and Building Inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the site plan, and shall issue a stop-work order for any such activities already commenced.
- (2) The Zoning Administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for ~~Village Board~~ consideration by the Board of Appeals.
- (3) The ~~Village Board~~ Board of Appeals shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for site plan approval after receiving the Plan Commission's record and reviewing the Commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in Subsection G, and shall have all of the powers of the Plan Commission under this section. The ~~Village Board's~~ Board of Appeals's determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.

## Community Development/Planning and Zoning Director Report

November 20, 2023

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

- 10/9/2023 Correspondence with Marathon County Planning and Zoning. Sanitary Permit.
- 10/9/2023 Review permit information on Village website.
- 10/9/2023 Correspondence regarding Driveway Access Appeal.
- 10/9/2023 Correspondence regarding permits NorthStar Builds.
- 10/10/2023 Correspondence with REI. Request to remove Zone A floodplain Mapping.
- 10/11/2023 Draft changes to 520-121 Conditional Use Permits.
- 10/11/2023 Review Facility Study Scope of Work.
- 10/11/2023 Driveway Access onsite(s) with Brad and Leonard.
- 10/12/2023 Review soil test 694 West Nelson Road.
- 10/12/2023 Roof replacement permit questions.
- 10/12/2023 Meeting with Ellis Construction regarding permits and inspections.
- 10/13/2023 Research Marathon County letter request regarding 866 W. Nelson Rd.
- 10/13/2023 Review Accessory Pole Building permit request.
- 10/13/2023 Correspondence with Developer regarding Village owned properties.
- 10/13/2023 Review RFP Municipal Center Roof Repair and Replacement Project.
- 10/13/2023 Research cell Tower Appeal information.
- 10/16/2023 Review email from Joel Straub regarding 866 W. Nelson Road.
- 10/16/2023 Natural gas relocation Well 2 Treatment Facility.
- 10/16/2023 Planning Commission Meeting.
- 10/16/2023 Correspondence Vreeland regarding Baars CSM(s).
- 10/16/2023 Review Variance Application for second driveway.
- 10/16/2023 Compile packet info for Cell Tower Appeal.
- 10/17/2023 Correspondence property owner adding to available properties.
- 10/17/2023 Business View Article interview with Chris and Jennifer.
- 10/17/2023 Village Crossings onsite.
- 10/17/2023 Review amendment to TIDs info.
- 10/18/2023 Review and approve WPS Permit to Excavate, Fill or Place Objects in ROW.
- 10/18/2023 Review status of Denyon Home Developer Agreement.
- 10/18/2023 Correspondence with Kim and Lee regarding Cell Tower Appeal info.
- 10/18/2023 Correspondence with Lee and Leonard regarding 694 W. Nelson request for POWTS.
- 10/19/2023 Research language regarding accessory building with plumbing etc.
- 10/19/2023 Correspondence with Developer regarding property in TID 4.
- 10/19/2023 Review Village owned properties with Developer.
- 10/19/2023 Correspondence with concerned citizen regarding Golf Cart Ordinance Language.
- 10/19/2023 Draft response to 2<sup>nd</sup> Driveway Variance Request.
- 10/19/2023 Correspondence regarding Kowalski Interchange.
- 10/19/2023 Draft approval letter for Cell Tower CUP.
- 10/20/2023 Review Draft Kowalski Road Interchange Traffic Study.
- 10/20/2023 Review proposed CSM from Riverside Surveying.

- 10/20/2023 Correspondence with DNR regarding Community Acknowledge Form.
- 10/20/2023 Meeting with Chief McHugh regarding Golf Cart Ordinance language.
- 10/23/2023 Correspondence with REI Zone A Floodplain removal.
- 10/23/2023 Review Draft Gen-012 Complaint Procedure Policy.
- 10/23/2023 Correspondence with DNR Engineer regarding REI mapping request.
- 10/24/2023 Enforcement letter placement of fill/roadway access without permits.
- 10/24/2023 Review WI Statute 19.85 Deliberating in Closed Session.
- 10/25/2023 Review Ehlers TID 2 Cash Flow Analysis.
- 10/25/2023 Correspondence with Vreeland regarding proposed CSM(s).
- 10/25/2023 Meeting with Leonard and Commercial UDC Inspectors.
- 10/25/2023 Research past Variance requests for reduced road frontage.
- 10/26/2023 Compliance letter. Pastrnak Law Firm. 2323 County X.
- 10/26/2023 Meeting with Keith from Riverside Surveying regarding possible Variance request.
- 10/27/2023 Research buildable area on a parcel off of Hwy 153.
- 10/27/2023 Review proposed projects in TID 2.
- 10/27/2023 Review proposed 2<sup>nd</sup> Driveway on parcel located on Windmill Lane.
- 10/30/2023 Research Permitted and Conditional Uses in B3 – General Commercial and BP - Business Park.
- 10/30/2023 Review preliminary CSM for a parcel off of Tower Road.
- 10/31/2023 Research possible CSM and Rezone for a parcel off Cedar Road.
- 11/1/2023 Correspondence pending complaints W. Nelson Road.
- 11/1/2023 Review Legal Analysis-Variance Appeal.
- 11/1/2023 Review Development Options on parcel owned by the Village off Lea Road.
- 11/1/2023 Correspondence regarding vacant parcels east of 1674 Lane Road.
- 11/2/2023 Correspondence with Commercial Assessor 570 Happy Hollow Road.
- 11/2/2023 Correspondence regarding easement 3308 Hwy 153.
- 11/2/2023 Preliminary Review CSM County Road XX, REI.
- 11/2/2023 Christopher Electric Commercial permits and inspections.
- 11/3/2023 Correspondence Newcastle Drive fence.
- 11/3/2023 Onsite W. Nelson Road.
- 11/3/2023 Research 2133 Peach Road permits.
- 11/3/2023 Correspondence with Mike Bieniek and Marth Harris regarding Cell Tower Appeal.
- 11/6/2023 Correspondence with Tom Radenz regarding Alliance Holdings Property.
- 11/6/2023 Review proposed 2024 Budget.
- 11/6/2023 Review proposed changes to GEN-012.
- 11/6/2023 Research § 14-21 Community Life, Infrastructure and Public Properties Committee (CLIPP).
- 11/6/2023 Research § 520-131 J (3&4) and § 520-130 Zoning Administrator. B (5, 7 & 8)
- 11/6/2023 Research Chapter 382 Nuisances.
- 11/6/2023 Correspondence regarding 2107 Setter Drive proposed structure.
- 11/6/2023 CLIPP Meeting.
- 11/7/2023 Review Village Website available parcels.
- 11/7/2023 Enforcement letter Greenbud weekly rental in SF Zoning.
- 11/7/2023 Review Emergency Access Designation of Bus 51 Bike and Pedestrian Trail Report.

- 11/7/2023 Research Dayton Freight permits and inspections.
- 11/7/2023 Meeting with Bill Scholfield regarding possible Development.
- 11/8/2023 Correspondence with owner of 3308 Hwy 153.
- 11/8/2023 Review Citation Schedule.
- 11/8/2023 Draft Citations and Letter.
- 11/8/2023 Submitted info to Developer regarding Conditional Use Permits and Site Plans.
- 11/9/2023 Review Anonymous Complaint regarding placement of Accessory Structures on parcels prior to the placement of a Principal Building.
- 11/9/2023 Correspondence with Patty, Kountry Squire.
- 11/9/2023 Review Sign Ordinance relating to advertising fund raising events.
- 11/9/2023 Correspondence with Stratford Sign Company.
- 11/9/2023 Research § 520-27 Y (2)(a & c) and § 218-26 C (2).
- 11/9/2023 Village Board Meeting.
- 11/10/2023 Correspondence with concerned citizen regarding Oak wilt.
- 11/13/2023 Research Jamroz Lane project.
- 11/13/2023 Correspondence with Rothschild regarding TADI Report.
- 11/13/2023 Correspondence with Mike Bieniek regarding Cell Tower Appeal.
- 11/13/2023 Correspondence with Badger State Inspection, LLC.
- 11/13/2023 Research ordinance language related to excavation permit requirements.
- 11/13/2023 Correspondence with McCoy Group.
- 11/13/2023 Correspondence with party interested in Kronenwetter parcels.