



PLAN COMMISSION MEETING AGENDA

September 18, 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. APPROVAL OF MINUTES

- [C.](#) Meeting Minutes July 17, 2023

4. REPORTS AND DISCUSSION

- [D.](#) DIRECTOR'S REPORT

5. NEW BUSINESS

- [E.](#) Discuss and Consider Adoption of Amended Ordinance Chapter 520 Zoning, Section 520-121 - Conditional Use Permits
- [F.](#) Discuss and Consider Certified Survey Map (CSM) BAARS
- [G.](#) Discuss and Consider Certified Survey Map (CSM) A & D CONTRACTORS
- [H.](#) Chapter 419 Variance approvals by both the Zoning Administrator and Director of Public Works

6. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

7. ADJOURNMENT

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 09/14/2023 Kronenwetter Municipal Center and www.kronenwetter.org

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



PLAN COMMISSION MEETING MINUTES

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 PRESENT
 - Bruce Sinkula
 - Chairperson Chris Voll
 - Dick Kavapil
 - Vice-Chairperson Dan Lesniak
 - Tim Shaw

ABSENT
 Rick Grundman
 Tony Stange

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
 - Motion made by Vice-Chairperson Lesniak, seconded by Sinkula to approve June 19, 2023, Minutes.
 - Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Shaw

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
Motion made by Vice-Chairperson Lesniak, Seconded by Kavapil to approve Animal Fancier License for MaryAnn Stark at 1811 Jackie Road Kronenwetter WI 54455 as presented.
Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Shaw

G. Discuss and Consider (WALKOWSKI) Certified Survey Map Proposing 3 Lots
Motion made by Sinkula, seconded by Shaw to approve CSM Certified Survey Map at 3308 E. State Highway 153 Kronenwetter, WI 54455 as presented by staff.
Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Shaw

H. Discuss and Consider (BICKFORD) Conditional Use Permit for Private Runway/Air Strip
Motion made by Vice-Chairperson Lesniak, Seconded by Kavapil to approve renewal to all Jason Bickford to operate a private airway at 2555 16th Road Kronenwetter WI 54455 for a period of ten years.
Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Shaw

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

Motion made by Vice-Chairperson Lesniak, Seconded by Kavapil to adjourn.
Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Shaw

Community Development/Planning and Zoning Director Report

September 18, 2023

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

- 8/17/2023 Proposed 3-4 lot subdivision Old Hwy 8, Rutzen Surveying.
- 8/17/2023 Review Proposed Conditional Use Permit Ordinance changes.
- 8/17/2023 Correspondence Pete Hirn Pinno Buildings.
- 8/18/2023 Research Property Info 3624 Martin Road.
- 8/18/2023 Discussion with Mathew Musbach, Multi-family Development.
- 8/21/2023 Sewer and Water Budget.
- 8/21/2023 Complaint Correspondence.
- 8/21/2023 Enforcement Letters, Lee Turonie.
- 8/21/2023 Nick Bancuk, Deyon project.
- 8/22/2023 Discussion with John Sjoberg Commercial Electric Inspection.
- 8/22/2023 Ice Skating Rink info.
- 8/22/2023 Correspondence, Rachel Stark Recycling Program
- 8/23/2023 Proposed two lot subdivision Martin Road, Riverside Land Surveying.
- 8/23/2023 Proposed two lot subdivision Martin Road, Vreeland Associates.
- 8/23/2023 Meeting 999 Happy Hollow, Dean Prohaska.
- 8/23/2023 Fire Extinguisher Inspections.
- 8/24/2023 Meeting with Robert Roth, RPS, Lift Station 8 and 4.
- 8/24/2023 Correspondence with Alexandra Feltmeyer, DNR Forest Health Specialist.
- 8/25/2023 Meeting with Jerome Baars, Accessory Structures and Rezones.
- 8/25/2023 Research Easement Roads.
- 8/25/2023 Lot reconfiguration Flanner Road.
- 8/30/2023 Road Resurfacing Questions.
- 8/30/2023 Conference call with Brian, Ehlers regarding TIDs.
- 8/30/2023 Meeting with TADI regarding Kowalski Road Interchange Study.
- 8/30/2023 Meeting with Will regarding Complaints.
- 8/31/2023 Meeting with Duane and Lisa re: RDA/VB Joint meeting.
- 9/5/2023 Meeting with Mike Helmuth regarding proposed CSM (driveway separation).
- 9/5/2023 Meeting with Tom Birch American Asphalt and Robert Servais Milestone.
- 9/5/2023 Filtration Plant Ground Breaking Ceremony.
- 9/5/2023 Review TID 2 Amendments 1, 2 and 3.
- 9/5/2023 Lot reconfiguration Jamroz Lane.
- 9/5/2023 Closed Session Materials for Joint VB and RDA Meeting.
- 9/5/2023 Correspondence grass cutting parcel owned by Marathon County.
- 9/5/2023 Review requirements for Manganese testing.
- 9/5/2023 Review FEMA, Elevation Certificate and Instructions 2023 Edition.
- 9/5/2023 UC Meeting.
- 9/6/2023 Research Driveway Complaint Frosty Pines Lane.
- 9/6/2023 Research PFAS Testing DNR reimbursement.
- 9/6/2023 Joel Straub questions and information.

- 9/6/2023 Meeting with Jeff Klonowski, 2213 Meadow Drive.
- 9/6/2023 Research Stormwater Maintenance Agreement.
- 9/6/2023 Correspondence Associated Claims Municipal Building Roof.
- 9/6/2023 CLIPP Meeting.
- 9/7/2023 Badger State Consulting, LLC Contract for Commercial Electrical Inspection.
- 9/7/2023 Meeting with Jerome Baars regarding CSM and building permit.
- 9/7/2023 Correspondence with Randy Fifrck regarding TIDs.
- 9/7/2023 Research Chapter 419-6 Variance language.
- 9/7/2023 Correspondence with Tim Vreeland Wianekci Road CSM.
- 9/7/2023 Joint VB and RDA Meeting.
- 9/8/2023 Onsite with Brad TID 2 Roads.
- 9/8/2023 Correspondence with Nick Bancuk regarding Stormwater Plans.
- 9/8/2023 Compile questions for Ehlers regarding TIDs.
- 9/8/2023 Helke Rd and Stonebridge Rd new home build.
- 9/8/2023 Correspondence with Chris form CW Exteriors.
- 9/8/2023 Correspondence with Robert Roth regarding Sample Building Condition & Facilities Planning RFP.
- 9/8/2023 Martin Road Parcels possible development and easement access.
- 9/8/2023 Research concerns related to hydrant flushing on Seville Rd and New Castle Drive.
- 9/11/2023 Research Seville Rd drainage issues. Onsite with Brad and Mark.
- 9/11/2023 Research and Gather information for Dan Bieberitz, TADI.
- 9/11/2023 Correspondence with Paul Jaeger regarding drainage near his parcel.
- 9/11/2023 Compile list of additional information needed for Denyon Site Plan.
- 9/11/2023 Research complaint filed 8/28/2023 by Joel Straub regarding Kurt and Amy Cieslek property.
- 9/11/2023 Review and gather information for Joel Straub's 9/8/2023 Open Records Request.
- 9/11/2023 Correspondence with Rachel Stark, DNR Recycling Program.
- 9/11/2023 Review Village Insurance Policy Coverage (Roof Hail Claim).
- 9/11/2023 Compile list for Leonard Ludi.
- 9/11/2023 Gather examples of parcels with two driveway access points.
- 9/11/2023 VB Meeting.
- 9/12/2023 Onsite Seville Rd Hydrant Flushing.
- 9/12/2023 Correspondence with Dan Higginbotham regarding building plans Frosty Pines Lane.
- 9/12/2003 Review Hwy 153 Commercial Building permit history.
- 9/12/2023 Fourth email to DNR regarding proposed Floodplain Ordinance revisions.

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 Krononwetter 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.

Commented [A1]: Best to use the statutory language on this. A Chapter 985 notice is a term of art. Additional notices that are optional to this ordinance are below too.

- (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

Commented [A2]: This is wholly redundant as is due to the Board of Appeals. Code § 520-132. Problematic for having Board members on the Plan Commission because of due process. There is very little in the Zoning Board of Appeals § 520-132, so instead of deleting this section I just turned it into the Zoning Board of Appeal's guidance.

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 days after the date of the Plan Commission's written decision. In the case of an appeal:

Commented [A3]: 30 days is more usual. But it always starts after a written decision so a person can decide whether to even appeal. It's hard to have the information at hand before then. This most recent appeal did not even have reasoning attached. The appeal is NOT a new hearing.

- (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

Commented [A4]: This is most of the content from the required statute, Wis. Stat. § 62.23(7)(de).

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.

(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.

(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?~~

(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?~~

Commented [A5]: Sorry for the statutory references but it was by far the best way to write this part.

Commented [A6]: 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 subdivision's comprehensive plan.

You could still choose to refer to the Plan, but do not have to do that anymore. If you do, I hope that you are very happy with your plan. The language above already refers to the ordinances and Plan Commission. If you keep any part of this "in harmony" is way too broad; we would need substantial evidence of "harmony" in either direction.

Commented [A7]: Even beneficial things may have a substantial effect that you actually want. It is impossible to do anything that does not affect something else in some way. We just do not want a CUP to possibly ruin everything.

Commented [A8]: You may not need this now since it is very broad and not exactly substantial evidence in and of itself. Someone might be able to cite something or other but the reason ought to be strong for that.

(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?

Commented [A9]: This paragraph is nearly the same as the above paragraph. This also will be hard to have substantial evidence in either direction, whereas the more specific paragraph has something more tangible.

(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?

Commented [A10]: These are likely things that are actually provable because they are measurable and can be estimated.

~~(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?~~

Commented [A11]: How do you prove this with substantial evidence in either direction? Maybe rewording will help.

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.

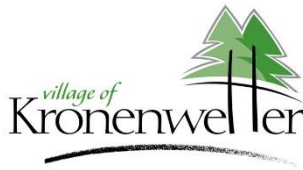
VILLAGE OF KRONENWETTER

By: _____
Chris Voll, President

ATTEST:

By: _____
Bobbi Jo Birk-LaBarge, Clerk

Noticed to the public on: _____.



REPORT TO PLANNING COMMISSION

ITEM NAME: Certified Survey
 Map (CSM) BAARS
MEETING DATE: September
 18, 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, Parcel Identification Number 145-2707-094-0981 Wianecki Road NE1/4 SE1/4, Sect. 9, T27N, R7E Legal Description SEC 09-27-07 NE 1/4 SE 1/4 EX CSM VOL 8 PG 257 (#2173) (DOC #753547) EX CSM VOL 8 PG 254 (#2170)(DOC #753547) EX VOL 303M-156 (66' RD) EX HAPPY HOLLOW SUBD EX CSM VOL 13 PG 6 (#3411) (DOC #813521) EX CSM VOL 13 PG 7 (#3412) (DOC #813522) EX CSM VOL 16 PG 12 (#4244) (DOC #859864) EX CSM VOL 22 PG 67 (#5989) (DOC #929432) EX CSM VOL 34 PG 119(#8741) (DOC #1056171) Requests CSM for 16.6200 acres zoned Rural Residential 5 (RR5). The plan is to cut off Lot 1 of 7.234 acres to the south which would leave the rest of the parcel with 9.386 acres of land to the North. This would allow for both parcels to meet the zoning requirements for a Rural Residential 5 (RR5). The zoning for each would stay the same.

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 3rd 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 715-693-2688

Address 1825 Helke Road Kronenwetter Wianecki Road

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 Wianecki Road

5. Section 9 Township 27 Range 7 6. Parcel Identification # (PIN) 14527070940981

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

8. Parcel Acreage 7.2 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: 1

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

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)

8-30-2023

(Date)

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. September 18, 2023

APPLICANT:

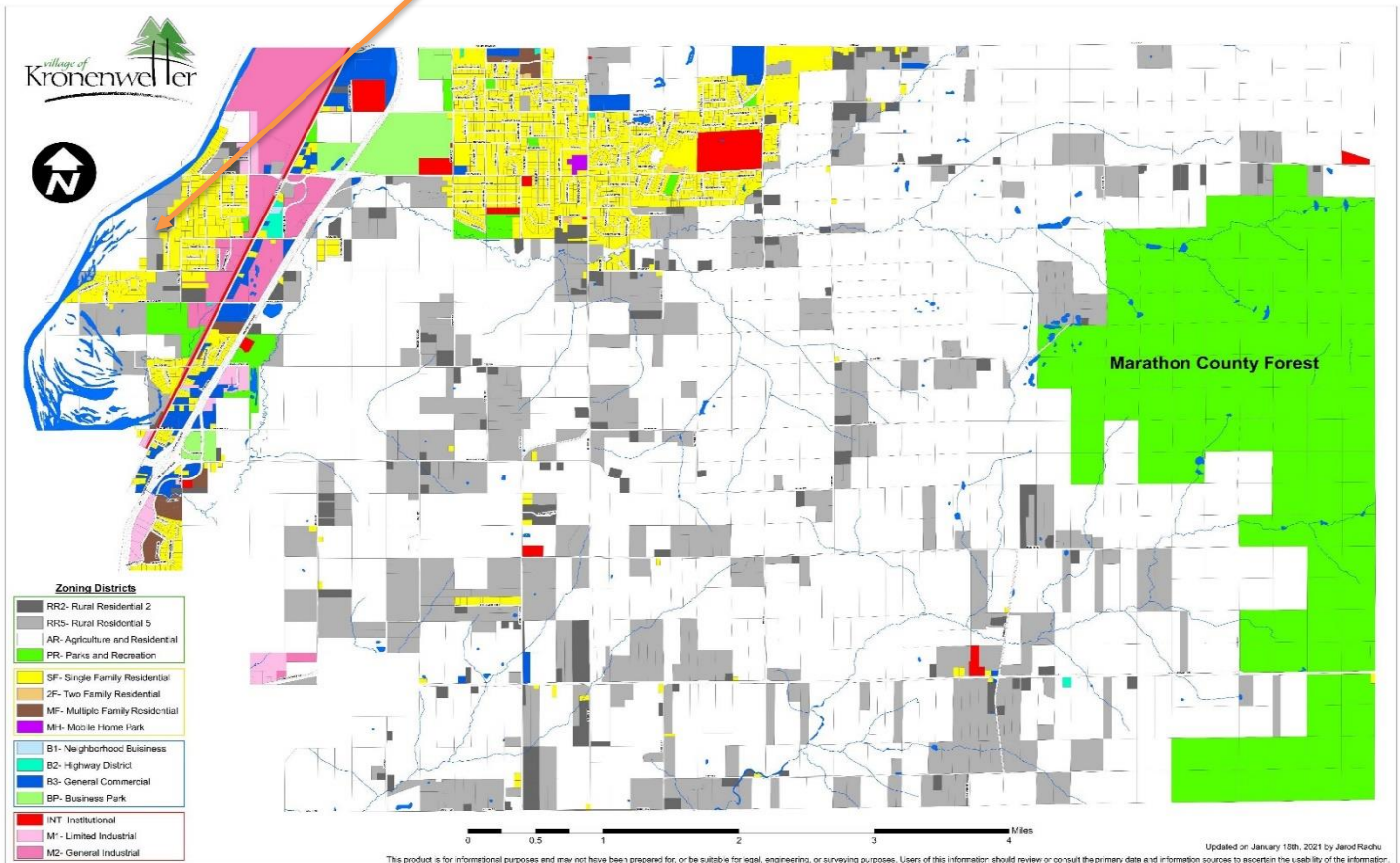
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Jerome Baars
1825 Helke Road
Kronenwetter WI, 54455

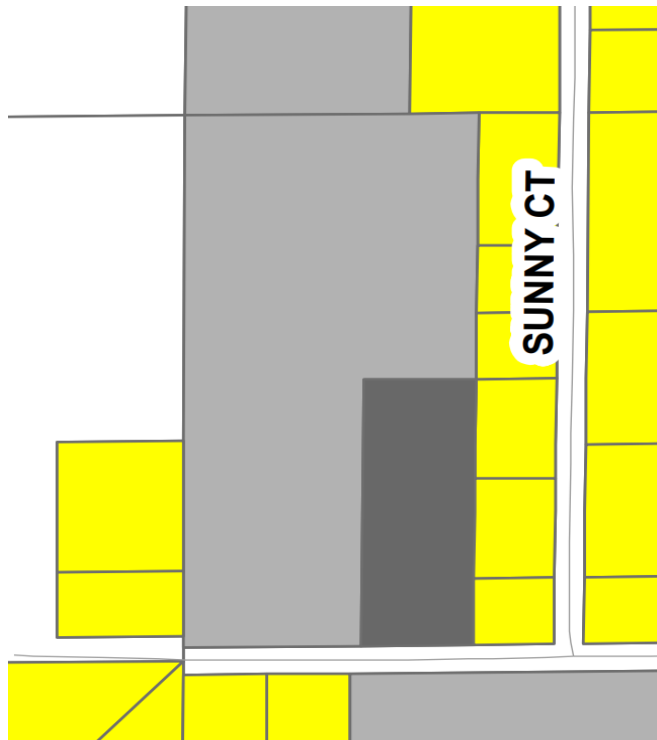
LOCATION OF REQUEST: 145-2707-094-0981 Wianecki Road NE1/4 SE1/4, Sect. 9, T27N, R7E (See Map 1) **PARCEL**

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

CURRENT ZONING MAP:

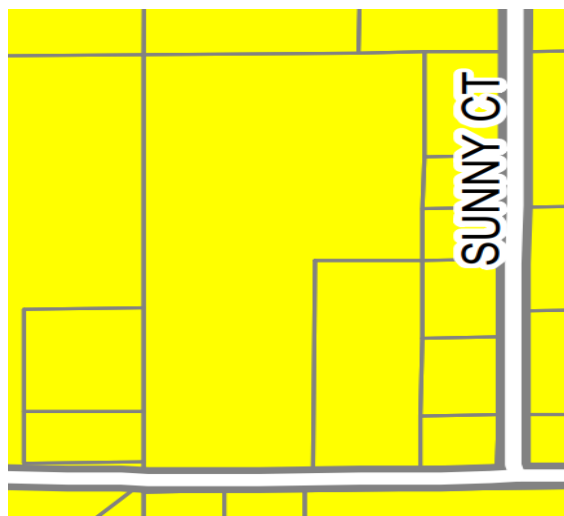


Zoning Districts

Dark Grey	RR2- Rural Residential 2
Light Grey	RR5- Rural Residential 5
White	AR- Agriculture and Residential
Green	PR- Parks and Recreation
Yellow	SF- Single Family Residential
Light Orange	2F- Two Family Residential
Brown	MF- Multiple Family Residential
Purple	MH- Mobile Home Park
Light Blue	B1- Neighborhood Business
Cyan	B2- Highway District
Blue	B3- General Commercial
Light Green	BP- Business Park
Red	INT- Institutional
Pink	M1- Limited Industrial
Magenta	M2- General Industrial

Map 3: Aerial Photo
 (Source Data: Village of Kronenwetter Zoning Map)

**COMPREHENSIVE PLAN
 FUTURE LAND USE:**



ZONING DISTRICTS

Light Orange	Agriculture / Rural Residential
Red	Commercial
Light Green	County Forest
Cyan	Governmental / Institutional
Blue	Industrial
Orange	Industrial / Commercial
Yellow	Residential
Light Blue	Water

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

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54478	
PH (715) 241-0947 tgv@vreelandassociates.us	
PREPARED FOR:	RANDY BAARS
FILE #:	22-0389 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 2 OF 2 SHEETS

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 THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 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°08'18" E 1353.56 FEET TO THE POINT OF BEGINNING; THENCE N 0°07'42" E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 806.02 FEET; THENCE N 89°37'54" E 394.18 FEET; THENCE S 0°31'40" W ALONG THE WEST LINE OF LOT 1 CERTIFIED SURVEY MAP NUMBER 3412 804.35 FEET TO THE NORTH LINE OF WIANECKI ROAD; THENCE S 89°22'31" W ALONG THE NORTH LINE OF WIANECKI ROAD 388.58 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.



Timothy G. Vreeland
TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 29TH DAY OF AUGUST, 2023
SURVEY PERFORMED OCTOBER 11TH, 2022

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: Location Map

(Source Data CSM)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION
SEPTEMBER 18, 2023
PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS
CSM REQUEST**

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.



REPORT TO PLANNING COMMISSION

ITEM NAME: Discuss and Consider Certified Survey Map (CSM) A & D
CONTRACTORS
MEETING DATE: September 18, 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 J. Walkowski, address 825 E. Flanner, Parcel Identification Number 145-2707-211-0986 NE1/4 NE1/4, Sect. 21, T27N, R7E Legal Description SEC 21-27-07 PT OF NE 1/4 NE 1/4 COM ON S LN OF TN RD RUNNING ALG N LN OF SD FORTY 359.1 FT E OF ITS INCTN WITH ELY LN OF HWY -51- E 180 FT SWLY PARA WITH HWY 242 FT W 180 FT NELY PARA WITH HWY 242 FT TO BEG Requests CSM for 0.88 acres zoned Single-Family (SF) and 1.09 acres zoned Single-Family (SF). The plan is to make three Lots out of these two parcels. Lot 1 & Lot 2 will be .459 acres or 20,000 Square feet & will be zoned Single-Family (SF). Lot 1 will be the most north Lot. Lot 2 will be in the middle of Lot 1 and Lot 3. Lot 3 will be 1.079 acres 49,982 square feet & will be zoned Single-Family (SF). Lot 3 is the most south Lot of all three Lots. The zoning for all would stay the same.

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 3rd Monday of each month.

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



Applicant Information

1. Applicant Name Keith J Walkowski Phone Number (715)574-6767
 Address 5310 Willow St Weston, WI 54476
 Email keith@riversidelandsurveying.com
2. Property Title holder Name A&D Contractors Phone Number (715)432-5322
 Address PO BOX 557 WESTON, WI 54476
 Email maddie@adcontractors.net
3. Prepared By Company Name Keith J Walkowski
 Address 5310 Willow St Weston, WI 54476
 Phone Number 715-574-6767 Email keith@riversidelandsurveying.com

Property Information

4. Property Address 825 E Flanner and 1271 Jamroz Lane
5. Section 21 Township 27 Range 7E 6. Parcel Identification # (PIN) 145-2707-211-0986, 1452707211-0985
7. Legal Description (attach an additional sheet if necessary) Part of the NE 1/4 of the NE 1/4 of Section 21, T27N, R7E, Village of Kronenwetter
8. Parcel Acreage 89,982 sq.ft 2.066 acres 9. Zoning District SF Single Family Residential
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
NO

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

11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) Not Applicable

12. Number of lots proposed in the CSM: 3

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

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:
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 - (4) Small drawing showing the location of the land to be divided.
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 - (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:
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 - (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.

Keith J Walkowski

(Printed Name of Applicant)



(Signature of Applicant)

9-5-23

(Date)

VILLAGE OF KRONENWETTER PLANNING COMMISSION
SEPTEMBER 18, 2023

825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)
CSM REQUEST

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. September 18, 2023

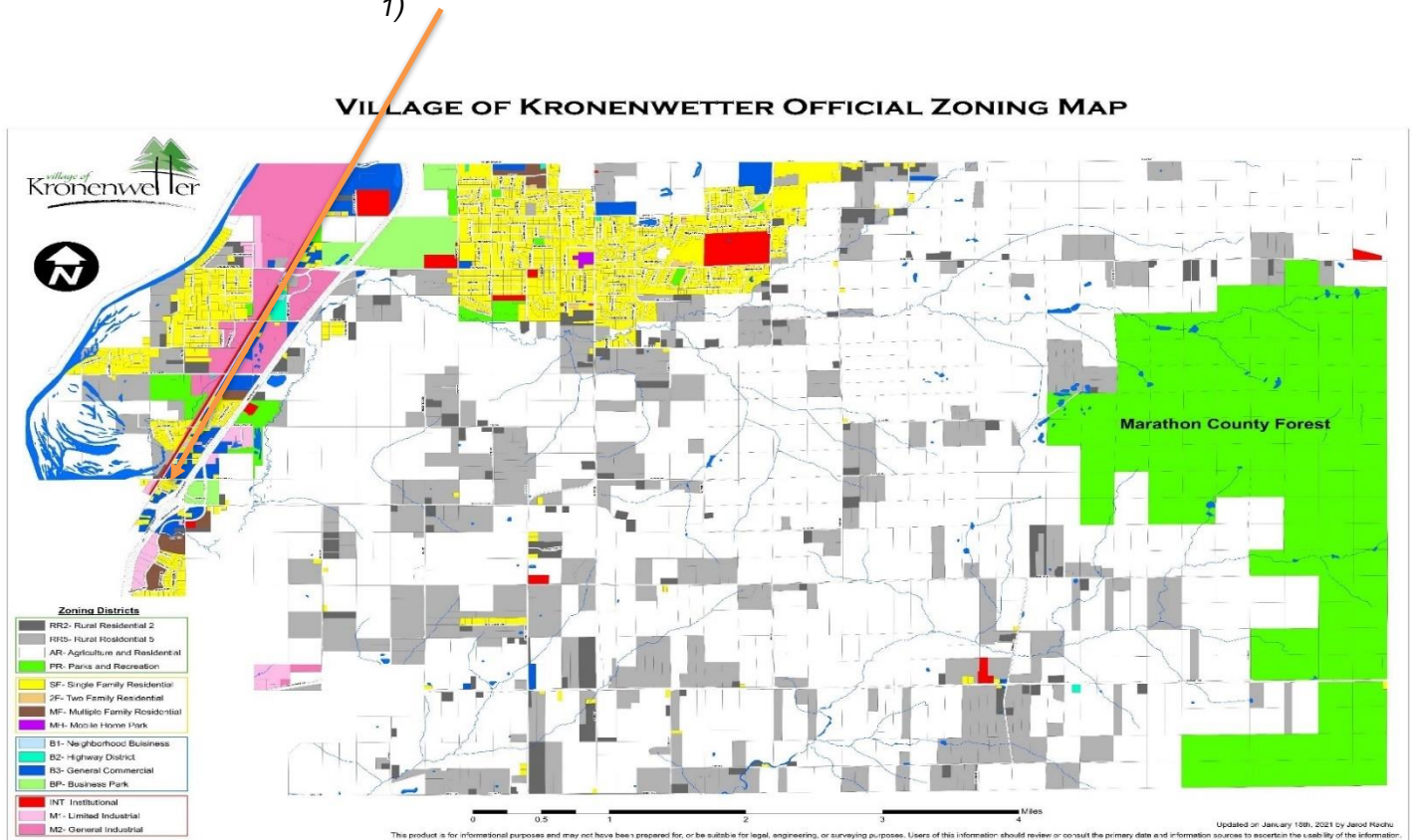
APPLICANT:

Keith Walkowski
5310 Willow Street
Weston, WI 54476

OWNER:

A&D Contractors LLC
P.O. Box 557,
Weston, WI 54476

LOCATION OF REQUEST: 825 E Flanner & 1271 Jamroz Lane, Kronenwetter, WI 54455, (See Map 1)



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

INTRODUCTION:

The parcels # 145-2707-211-0986 address 825 E Flanner is 0.88 acres Single-Family (SF). The parcel # 145-2707-211-0985 address 1271 Jamroz Lane is 1.09 acres zoned Single-Family (SF). The plan is to make three Lots out of these two parcels. Lot 1 & Lot 2 will be .459 acres or 20,000 Square feet & will be zoned Single-Family (SF). Lot 1 will be the most north Lot. Lot 2 will be in the middle of Lot 1 and Lot 3. Lot 3 will be 1.079 acres 49,982 square feet & will be zoned Single-Family (SF). Lot 3 is the most south Lot of all three Lots. The zoning for all would stay the same. Lot 2 has a shed on the property that would be on the newly created lot line between Lot 1 & Lot 2. The shed on Lot 2 is also the only structure on the lot. Per-section 520-27 Accessory & miscellaneous land use types. **B. Detached accessory structure (for residential use). (2) Performance standards.**

(a) See Figures V(1) and V(2)^[2] for the setback, floor area, and coverage standards associated with detached accessory structures in residential and rural residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure V(1) for each zoning district.

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

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

NOTES:

- (a) See § 520-27B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
- (b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article IV or § 520-79C(4).
- (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
- (d) Includes all gravel and hard surfaces as defined in § 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrianways; shared driveways; and shared parking lots.
- (e) Single-family detached residences shall comply with the requirements for the SF District.
- (f) Single-family detached residences shall comply with requirements of the SF District. Two-family residences shall comply with the requirements for the 2F District.
- (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.

(b) No detached accessory structure (for residential use) shall be constructed on any lot prior to the establishment of a principal use on that same lot.

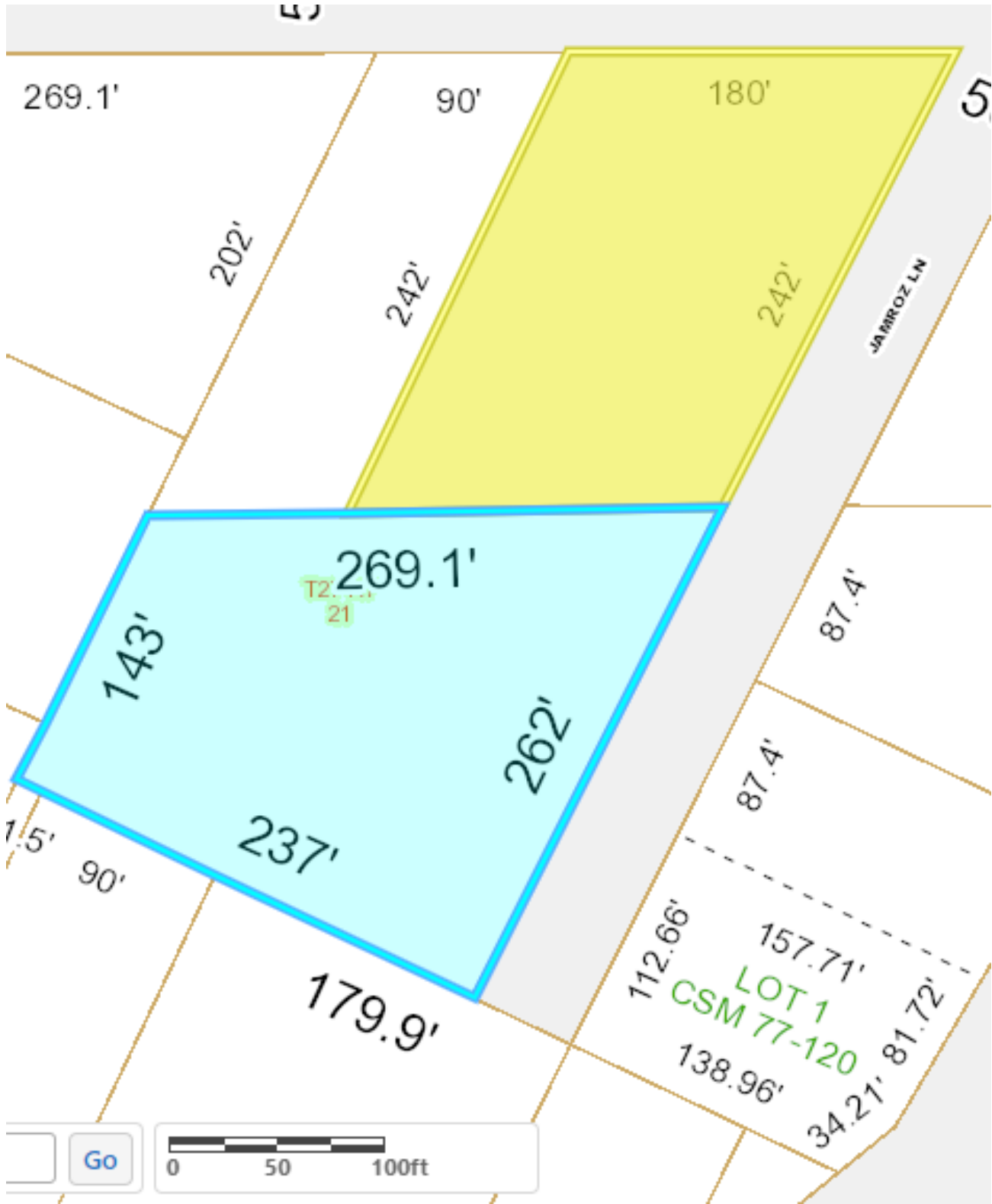
In order for this CSM to follow the village of Kronenwetter ordinances Lot 2 would have to remove the shed.

LOT 1: .459 Acres (SF) Single-Family (See Picture 1 and 2 of Map 4)

LOT 2: .459 Acres (SF) Single-Family

LOT 3: 1.079 Acres (SF) Single-Family

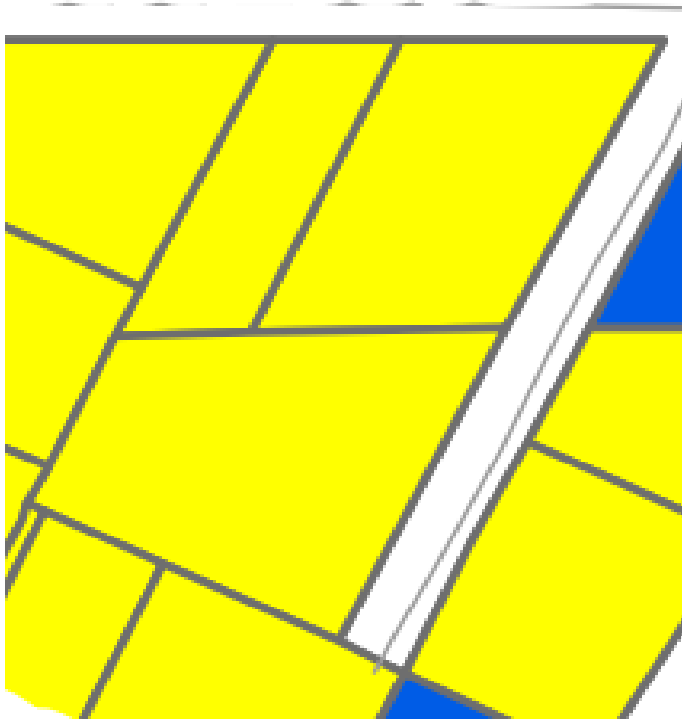
825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)



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

825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)

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

**COMPREHENSIVE PLAN
FUTURE LAND USE:**



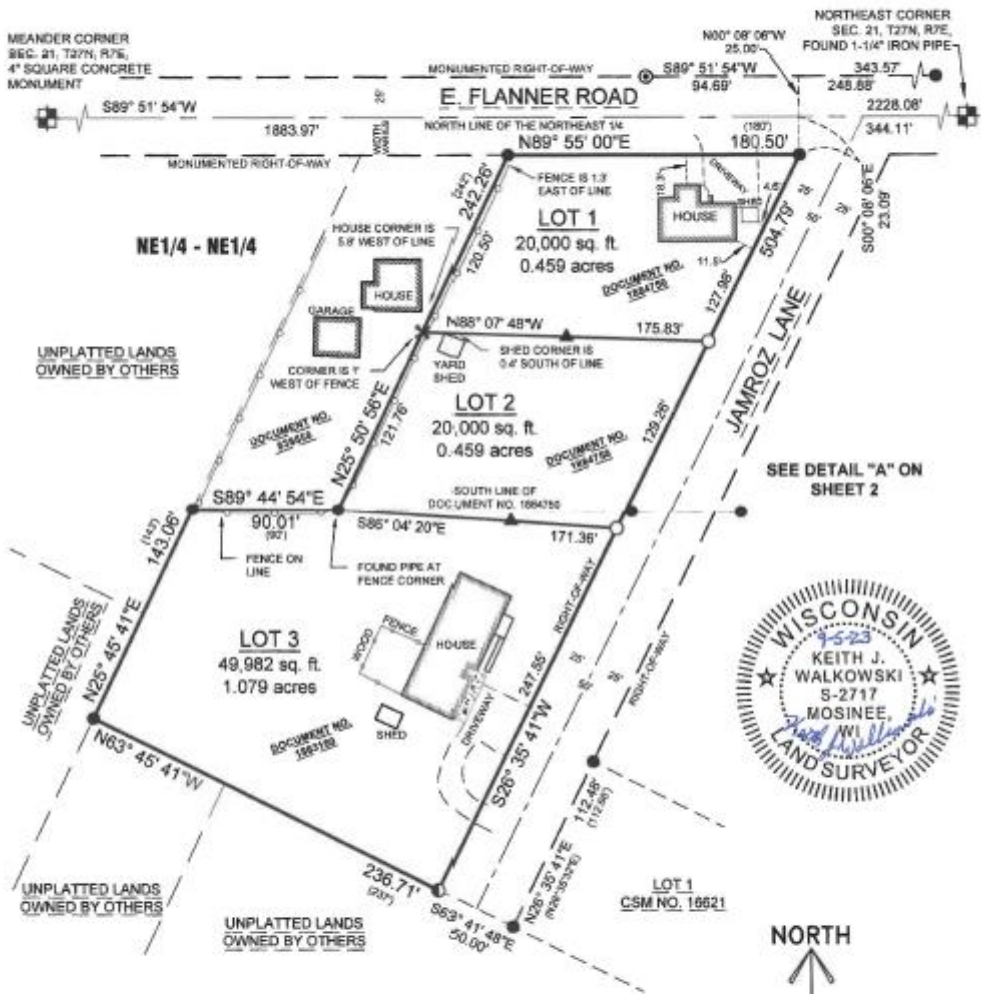
ZONING DISTRICTS

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

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

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1884750 and Document Number 1863160 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 27 North, Range 7 East, Village of Kronerwetter, Marathon County, Wisconsin.



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
●	FOUND 1-1/4" O.D. IRON PIPE
⊕	FOUND 1" O.D. IRON PIPE
▲	SET LATH
✕	SET CUT "X" IN CONCRETE
()	RECORDED BEARING/LENGTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°51'54" WEST.



<p>RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54475 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com</p>	DRAWN BY J.G.G.	DATE SEPTEMBER 5, 2023
	CHECKED BY K.J.W.	PROJECT NO. 4149
	PREPARED FOR: MADDIE PROHASKA	

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1884750 and Document Number 1863160 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, 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 Northeast 1/4, of Section 21, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 21; Thence South 89°51'54" West along the North line of said Northeast 1/4, 344.11 feet; Thence South 00°08'06" East, 23.09 feet to the West right-of-way line of Jamroz Lane and the point of beginning; Thence South 28°35'41" West along said West right-of-way line of Jamroz Lane, 504.79 feet to the South line of said Parcel of land described in Document Number 1863160, Thence North 63°45'41" West along said South line, 236.71 feet to the West line of said Parcel of land described in Document Number 1863160; Thence North 25°45'41" East along said West line, 143.06 feet to the North line of said Parcel of land described in Document Number 1863160; Thence South 89°44'54" East along said North line, 90.01 feet to the West line of said Parcel of land described in Document Number 1884750; Thence North 25°50'56" East along said West line, 242.26 feet to the South right-of-way line of Flanner Road; Thence North 89°55'00" East along said South right-of-way line, 180.50 feet to the point of beginning.

That the above described parcel of land contains 89,982 square feet or 2.066 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Maddie Prohaska, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Kronenwetter in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 5TH day of SEPTEMBER, 2023
Keith J. Walkowski

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717



	RIVERSIDE LAND SURVEYING LLC	
	5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	
	DRAWN BY J.G.G.	DATE SEPTEMBER 5, 2023
CHECKED BY K.J.W.		PROJECT NO. 4149
PREPARED FOR:		MADDIE PROHASKA

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1884750 and Document Number 1863160 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

Corporate Owner's Certificate

A&D Contractors, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certify that said Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I understand that deeds will need to be prepared and recorded to transfer title rights to Lots 1, 2 and 3. A&D Contractors, LLC, does further certify that this Certified Survey Map is required by a.236.10 or a.236.12 to be submitted to the following for approval: Village of Kronenwetter

In witness whereof, the said A&D Contractors, LLC, in Kronenwetter, Wisconsin and its

corporate seal to be affixed on this _____ day of _____, 20__

In the presence of: A&D Contractors, LLC

Maddie Prohaska, Managing Member

State of Wisconsin)
§§
Marathon County)

Personally came before me this _____ day of _____, 20__

The above named Maddie Prohaska, Managing Member of the above named Limited Liability Company, to me know to be the person who executed the foregoing instrument, and to me known to be such manager of said Limited Liability Company, acknowledge that they executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Notary Public State of Wisconsin

My commission expires _____



SHEET 3 OF 4

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY J.G.G.	DATE SEPTEMBER 5, 2023
	CHECKED BY K.J.W.	PROJECT NO. 4549
	PREPARED FOR:	MADDIE PROHASKA

**VILLAGE OF KRONENWETTER PLANNING COMMISSION
SEPTEMBER 18, 2023
825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)
CSM REQUEST**

RECOMMENDED MOTION

Staff has concerns with Lot 2 having a shed on the parcel Per-section 520-27 Accessory & miscellaneous land use types. **B. Detached accessory structure (for residential use). (2) Performance standards (a) & (b).**

RECOMMENDED ACTION: Staff recommends 1. Approve CSM under conditions that the shed on Lot 2 will be removed 10 days prior to recording CSM with Marathon County. 2. Approve as submitted. 3. Deny



REPORT TO VILLAGE BOARD

ITEM NAME:	Discussion and Consider: Chapter 419 Variance approvals by both the Zoning Administrator and Director of Public Works
MEETING DATE:	September 18, 2023
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	
STAFF CONTACT:	CDPZD, Peter S. Wegner
PREPARED BY:	CDPZD, Peter S. Wegner

ISSUE: Chapter 419 Variance approvals by both the Zoning Administrator and Director of Public Works

OBJECTIVES: To review Chapter 419-6 Variance. The ordinance allows the Zoning Administrator and the Director of Public Works to grant variances related to the requirements of Chapter 419 Roadway Access Control. Staff is looking for direction on elements to consider when answering 419-6 A (1-6).

§ 419-6 Variance.

A. If there is a practical difficulty or particular hardship in carrying out the provisions of this chapter, the applicant may obtain a variance through application. A variance shall require approval of both the Zoning Administrator and the Director of Public Works and may only be granted when the applicant can successfully demonstrate that:

- (1) The additional access would not compromise the safety of Village roadway users or the operation of the Village roadway.
- (2) Allowing only one access for the parcel would conflict with established local safety regulations.
- (3) The additional access would not be detrimental to the public health and safety.
- (4) The purpose of the variance is not based exclusively upon a desire to make more money out of the property.
- (5) The conditions upon which a petition for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.
- (6) The alleged difficulty or hardship is caused by this chapter and has not been created by any persons presently having an interest in the property.

B. Any variance denied by Village staff may be appealed to the Village Board.

ISSUE BACKGROUND/PREVIOUS ACTIONS: Staff has received numerous requests for the placement of a second driveway. A review of the G: Drive shows only two Variances have been issued for a second driveway since 2017. There is no record of any granted prior to 2017. Staff is aware of numerous parcels with two driveways within the Village of Kronenwetter. When considering (1-6).

- (1) What are the scenarios that could compromise safety?
- (2) What are examples where only one access would conflict with local safety regulations?
- (3) Similar to (1).

(4) For the most part this seems clear.

(5) This can be difficult to establish. Unique physical property limitations vs. desire of the property owner.

(6) Although rare. This does occur. Example: someone building a garage then coming in to request a second driveway. Self-created hardship.

PROPOSAL: Review Chapter 419-6 Variance. Provide staff with direction on specific criteria to consider when answering 1-6 above.

ADVANTAGES: Clear and consistent review, approval/denial of variance requests related to Chapter 419.

DISADVANTAGES: N/A

RECOMMENDED ACTION: Provide staff with direction on review and approval/denial of Chapter 419-6 Variance.

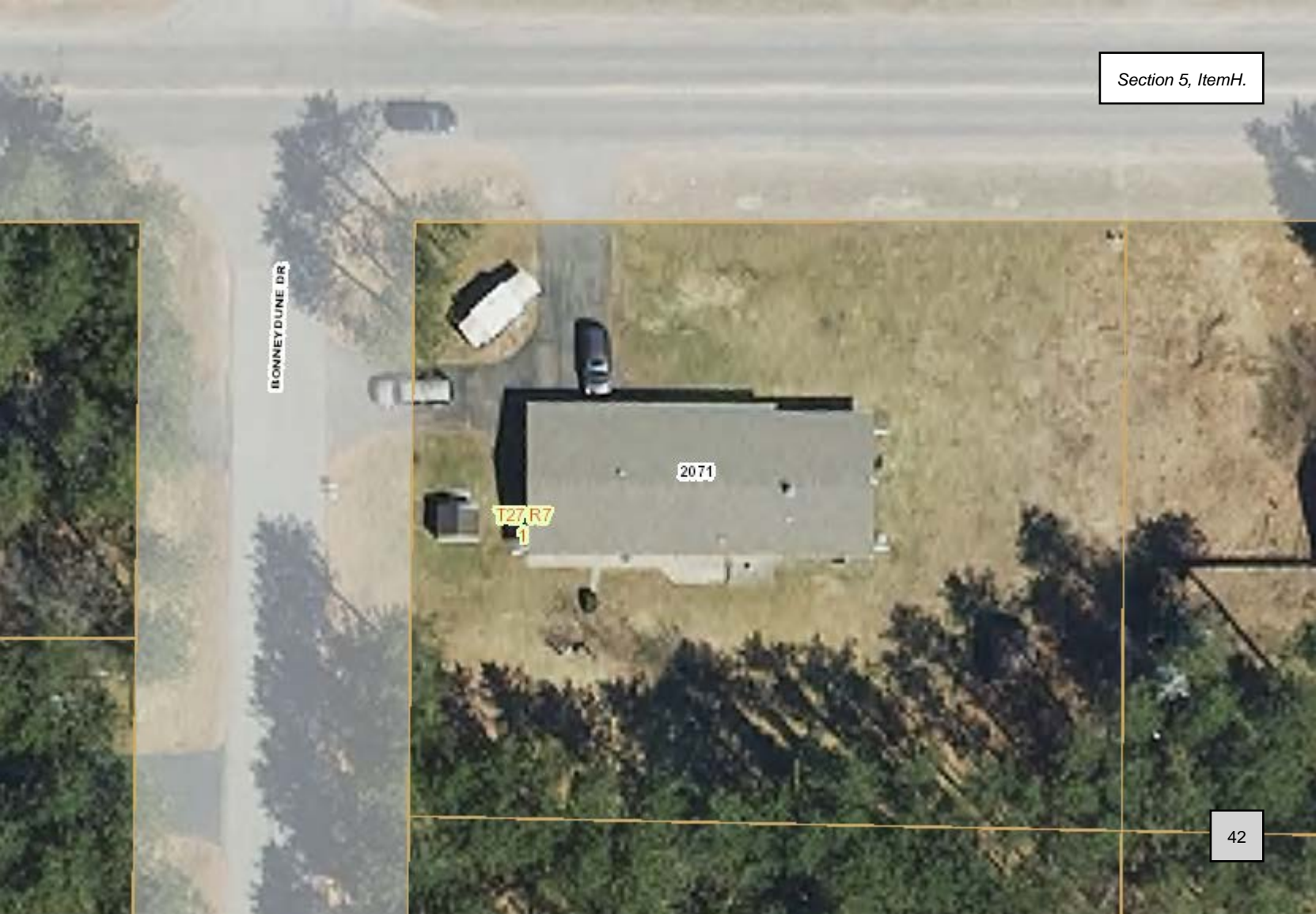
Attachments: Examples of existing parcels with two driveways. Examples of two variances issued for a second driveway (1 and 2).

SEVILLE RD

Section 5, Item H.

SUNBURST LN





BONNEYDUNE DR

T27, R7
1

2071

RICKIE DR

T27/R7
1

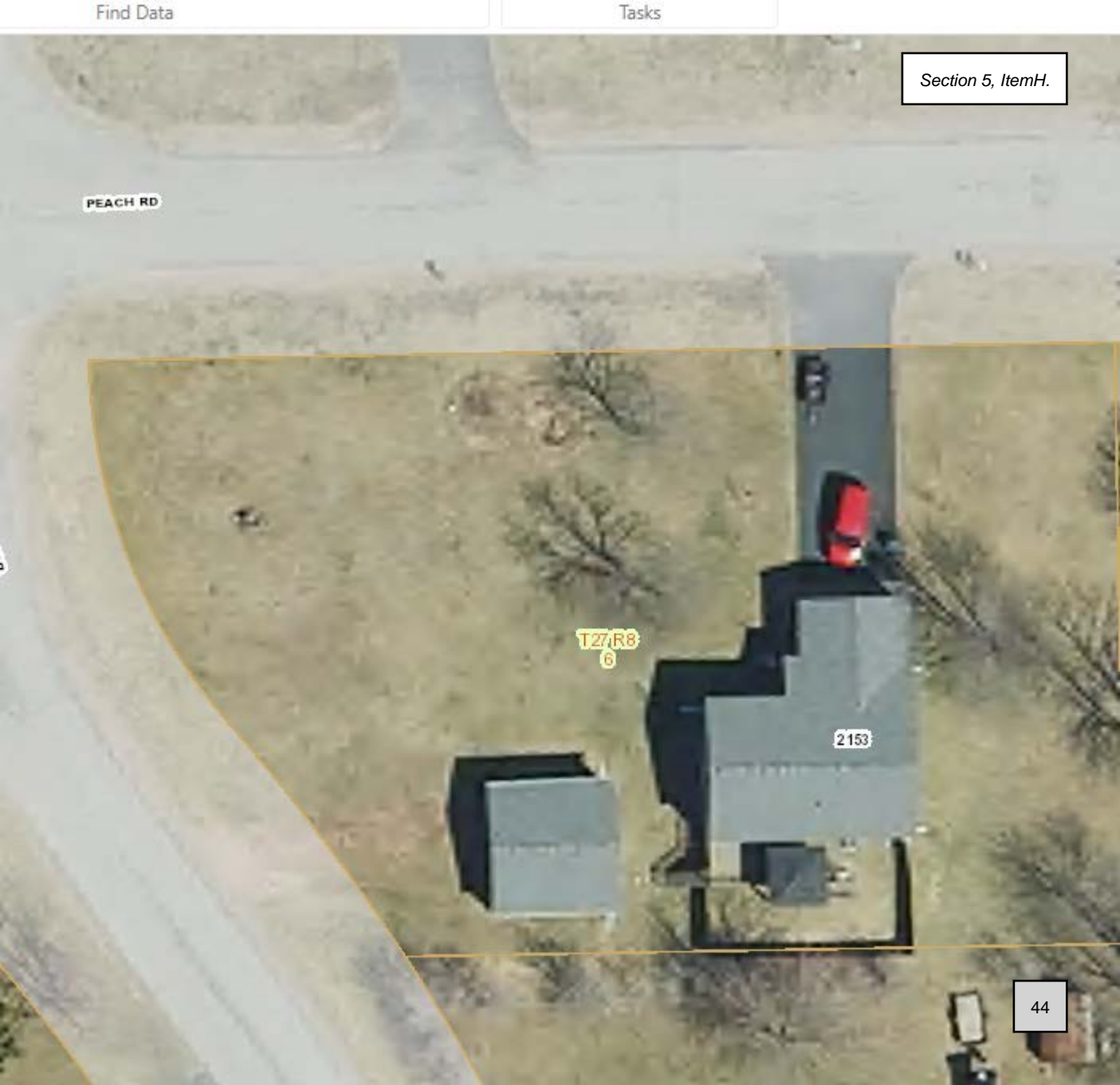
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Section 5, Item H.

PEACH RD

T27/R8
6

2153





2103

Section 5, Item H.

PEAR DR

2153

45

2165

Section 5, Item H.

T27 R8
6

2155

PANILO RD

2145

46

Section 5, Item H.

T27R8
6

2165

PANILO RD

JOHNSON DR



PANICLO RD

2215

Section 5, Item H.

COUNTY ROAD X

T27,R8
6

2102

KOWALSKI RD

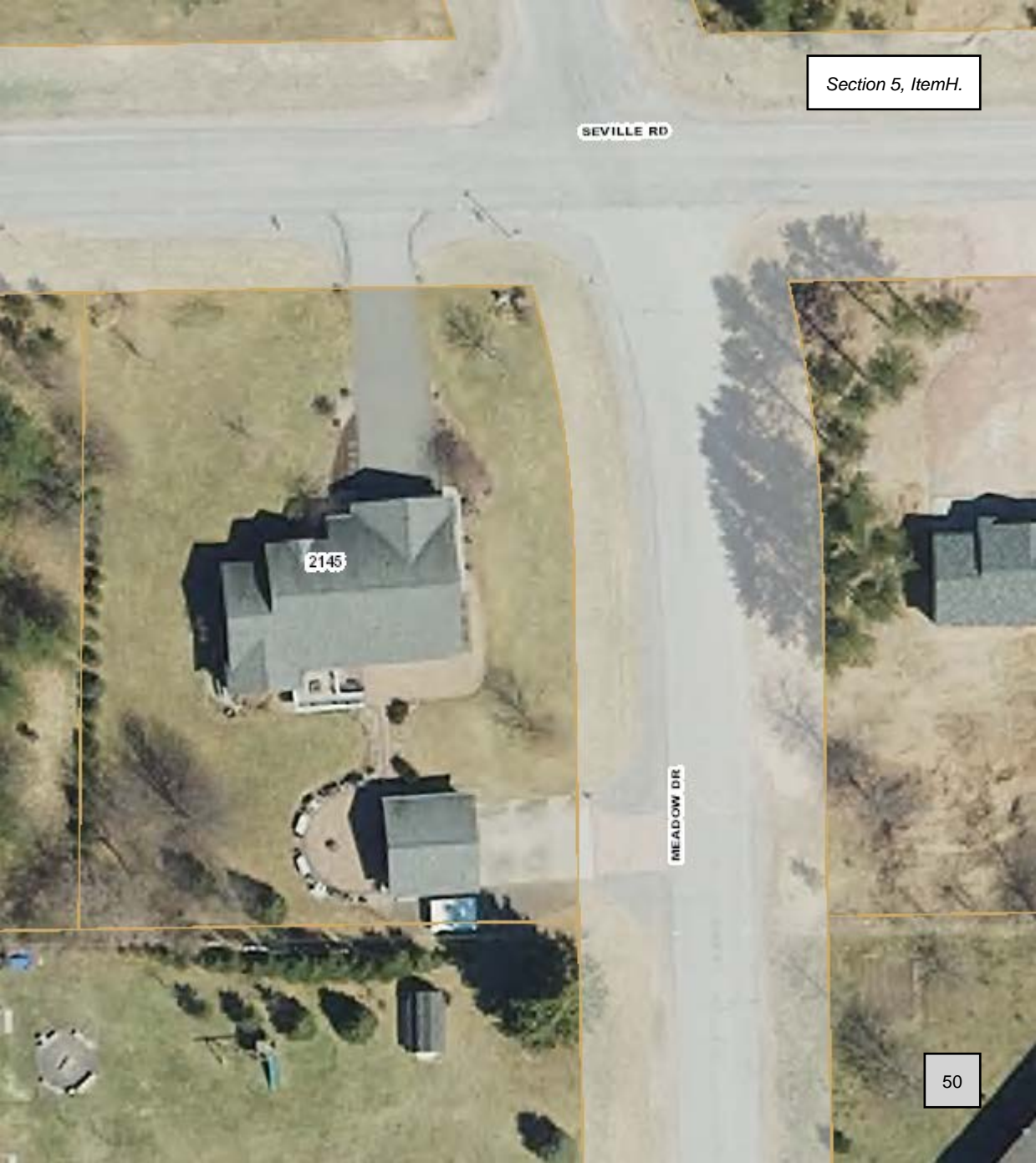
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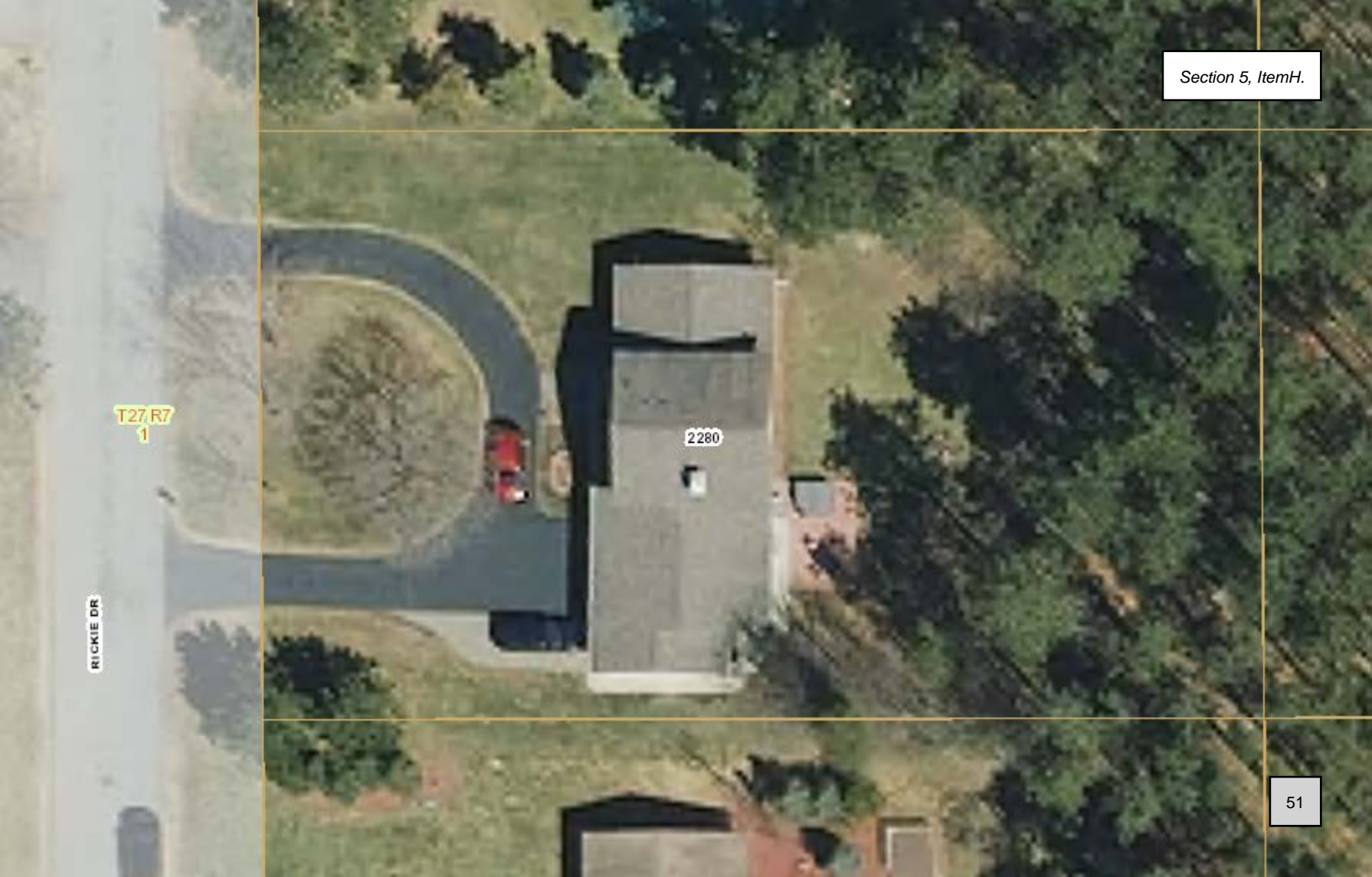
T27,R8
7

SEVILLE RD

2145

MEADOW DR





T27 R7
1

RICKIE DR

2280

Roadway Access Permit Application

Fees: \$100 Application Fee + \$400 Culvert Installation = \$500

No person shall construct, reconstruct, improve, or expand any access providing direct movement to or from any roadway operated and maintained by the Village without possession of a permit approved and issued by the Village.



Applicant Information

1. Property Owner Name Michael Grundman Phone Number 715-297-5755
 Address 2337 Whitetail Dr Kronenwetter WI 54455
 Email mike@patsbodyshop.com

Property Information

2. Property Address 2337 Whitetail Dr
 3. Section _____ Township X Range _____ 4. Parcel Identification # (PIN), if known _____
 5. Will the access require a culvert? yes (If required, see information below)

Requirements

1. Sketch of property showing all existing/proposed driveway(s) with distances (in feet) to property lines, including neighboring driveways. **see back*
2. Call the Village at 715-693-4200 when you have marked the location and are ready to have the culvert site inspected. Please notify the Village at least one week in advance for inspection.
3. Payment is required at the time permit is issued.

Culvert Installation (if required)

1. The Village of Kronenwetter will investigate and field inspect the location conducted by the Public Works Department and if needed, install said culvert, including granite.
2. The installation price is for a standard culvert. Any deviation can result in additional charges.

Recommended Attachments (may be required by Village)

1. Roadway access approach plan and profile
2. Complete drainage plan of the site showing impact to the roadway right-of-way
3. Site map detailing utility locations before and after development in and along the roadway
4. A subdivision development plan

Applicant Acknowledgement

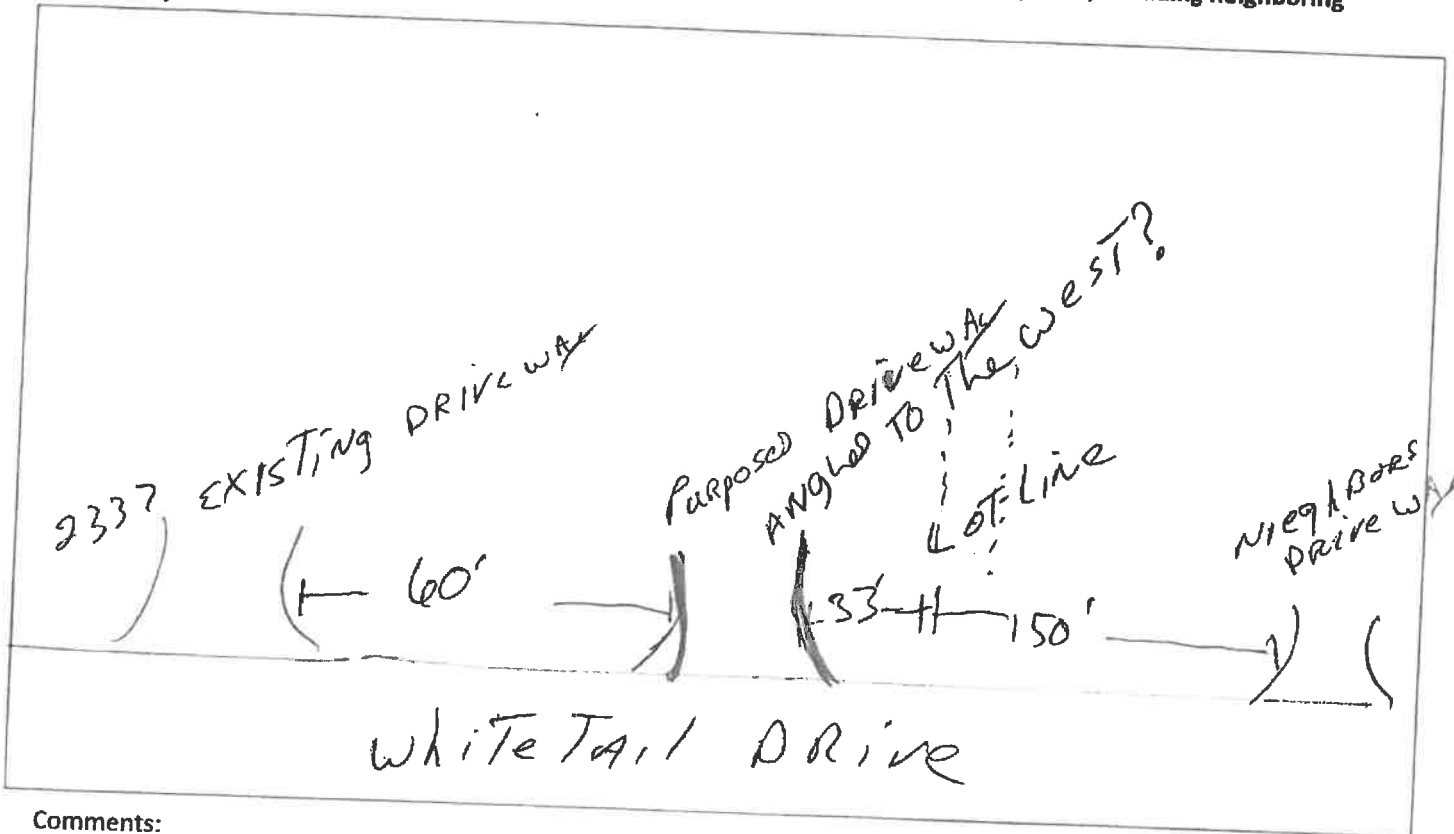
To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I am aware of Village regulations contained in Chapter 419 of the Village Code of Ordinances. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposes outlined operation.

Applicant Signature

5-29-17

Date

*Sketch - Show all existing/proposed driveway(s) with distances (in feet) to property lines, including neighboring driveways.



Comments:

EXTRA DRIVEWAY IS ABOUT 60' FROM EXISTING DRIVEWAY + ABOUT 30' FROM WEST LOT LINE, LOT LINE IS ABOUT 150' FROM NEIGHBORS DRIVEWAY

FOR OFFICE USE ONLY:

→ Application Received _____ Check # _____

Roadway Access Classification _____

Driveway Distance Separation (North or East) _____ ft and (South or West) _____ ft

VARIANCE
APPROVED or DENIED

Reviewed _____
Reviewer

_____ Date

Date Called for Install: _____

By: _____

Date Ordered Materials: _____

By: _____

Date Installed: _____

By: _____

Date Inspected: _____

By: _____

Roadway Access Permit Application

Fees: \$100 Application Fee + \$400 Culvert Installation = \$500

No person shall construct, reconstruct, improve, or expand any access providing direct movement to or from any roadway operated and maintained by the Village without possession of a permit approved and issued by the Village.



Applicant Information

1. Property Owner Name James + Debbie Buck Phone Number 715-581-4155
 Address 2420 Frosty Pines Lane
 Email buck@NTC.edu

Property Information

2. Property Address 2420 Frosty Pines Lane / 2214 Summer set CT
 3. Section _____ Township _____ Range _____ 4. Parcel Identification # (PIN), if known 14527080640198
 5. Will the access require a culvert? NO (If required, see information below)
 6. What is the intended use of the property that will utilize this roadway access? To access my garage

Requirements

1. Sketch of property showing all existing/proposed driveway(s) with distances (in feet) to property lines, including neighboring driveways. *see back
2. Call the Village at 715-693-4200 when you have marked the location and are ready to have the culvert site inspected. Please notify the Village at least one week in advance for inspection.
3. Payment is required at the time permit is issued.

Culvert Installation (if required)

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2. The installation price is for a standard culvert. Any deviation can result in additional charges.

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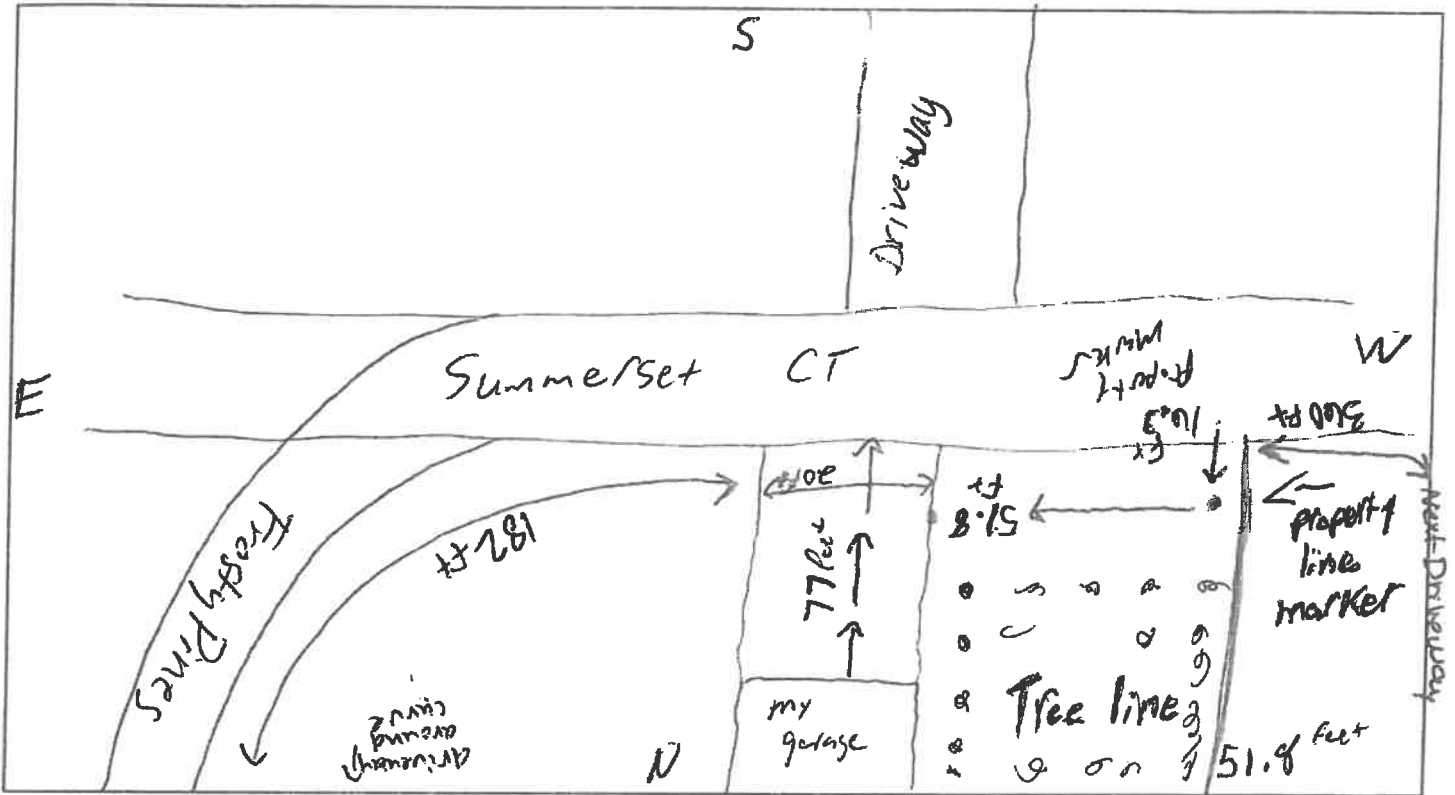
Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I am aware of Village regulations contained in Chapter 419 of the Village Code of Ordinances. 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.

James E. Buck
 Applicant Signature

2/16/21
 Date

*Sketch - Show all existing/proposed driveway(s) with distances (in feet) to property lines, including neighboring driveways.



Comments:

The gravel that's in the end of my driveway was put in by the village a long time ago I would like to be approved to maintain the driveway as is (grandfathered)

FOR OFFICE USE ONLY:

Application Received 2/19/21 Check # 1028

Roadway Access Classification Local Urban

Driveway Distance Separation (North or East) 78' ft and (South or West) 200+ ft

VARIANCE
 APPROVED or DENIED
 Reviewer Richard Casey
 APPROVED

3/9/21
Date

2/26/2021

Date Called for Install: _____
 Date Ordered Materials: _____
 Date Installed: _____
 Date Inspected: _____

By: _____
 By: _____
 By: _____
 By: _____

Ready →