



PLAN COMMISSION MEETING AGENDA

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

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 Commission Meeting Minutes September 18, 2023

4. REPORTS AND DISCUSSIONS

- D. Director's Report

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 Third
- G. Discuss and Consider: Certified Survey Map (CSM) 2023 BAARS Fourth
- H. Discuss and Consider: Certified Survey Map (CSM) 2023 SELVES
- I. Discuss and Consider: Building Permit Requirements (Chapter 218 and 520).

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. 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: 10/11/2023 Kronenwetter Municipal Center and www.kronenwetter.org

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



PLAN COMMISSION MEETING MINUTES

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

2. PUBLIC COMMENT

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3. APPROVAL OF MINUTES

- C. Meeting Minutes July 17, 2023
 - Motion made by Sinkula, seconded by Shaw to approve July 17, 2023, Planning Commission meeting minutes. 6:02 P.M.
 - Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange

4. REPORTS AND DISCUSSION

- D. DIRECTOR'S REPORT
 - 6:02 P.M.

5. NEW BUSINESS

- E. Discuss and Consider Adoption of Amended Ordinance Chapter 520 Zoning, Section 520-121 - Conditional Use Permits
 - Motion made by Grundman, seconded by Sinkula to recommend staff to clean up Section 520-121 Conditional Use permit to remove all red lines, the word zoning and bring back a clean copy for the next meeting.
 - Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange
- F. Discuss and Consider Certified Survey Map (CSM) BAARS
 - Motion made by Kavapil, Seconded by Grundman to table agenda item till next meeting. 6:25 P.M.
 - Voting Yea: Sinkula, Chairperson Voll, Kavapil, Vice-Chairperson Lesniak, Grundman, Shaw, Stange
- G. Discuss and Consider Certified Survey Map (CSM) A & D CONTRACTORS

Motion made by Vice-Chairperson Lesniak, Seconded by Kavapil to approve CSM for Walkowski as presented. 6:34 P.M.

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

H. Chapter 419 Variance approvals by both the Zoning Administrator and Director of Public Works
6:50 P.M.

6. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

6:50 P.M.

7. ADJOURNMENT

Motion made by Kavapil, seconded by Chairperson Voll to Adjourn. 6:50 P.M.

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

Public Comment SIGN-IN SHEET:

Keith Walkowski 5310 Willow Street Weston, WI, TOPIC: CSM

Community Development/Planning and Zoning Director Report

October 16, 2023

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

- 9/12/2003 Review Hwy 153 Commercial Building permit history.
- 9/12/2023 Fourth email to DNR regarding proposed Floodplain Ordinance revisions.
- 9/12/2023 System Flushing questions Marbella Drive.
- 9/13/2023 Marathon County CSM Legal Description.
- 9/13/2023 Correspondence with Engineers Stormwater Plans.
- 9/13/2023 Morningside Drive Occupancy.
- 9/14/2023 Correspondence Paul Jaeger.
- 9/14/2023 Response to Faye Buchberger regarding concerns on West Nelson.
- 9/15/2023 Research Chapter 508 Water and Sewers.
- 9/15/2023 Information related to Hail Damage.
- 9/15/2023 Changes to Baar's CSM.
- 9/15/2023 Joe Straub Open Records Request.
- 9/15/2023 Email to Paul Jaeger regarding alleged drainage issues on Seville Rd.
- 9/16/2023 Gardner Rd and River Forest Rd tree removal.
- 9/18/2023 Sunny Court correspondence.
- 9/18/2023 Research "Road Access Permit Application's for a second driveway.
- 9/18/2023 Research and provide information to Dan Bieberitz, TADI
- 9/18/2023 Planning Commission Meeting.
- 9/19/2023 Village tour with Leonard, Brad and Mark.
- 9/19/2023 Joe Straub revised open records request.
- 9/19/2023 Correspondence with Kurt Cieslek regarding complaints.
- 9/19/2023 Correspondence TID 2 projects.
- 9/19/2023 Correspondence with Tom Radenz 1320 and 1500 Kowalski Road.
- 9/19/2023 Correspondence with Paul Jaeger regarding drainage issues on Seville Rd.
- 9/20/2023 Research Zoning and Compliance letter, 23123 County Road X.
- 9/20/2023 Correspondence TID 2 projects (LS8 and LS4).
- 9/20/2023 Recycling Grant Info.
- 9/20/2023 Correspondence with Jeff Klonowski regarding second driveway.
- 9/20/2023 NLHS Permit.
- 9/20/2023 Discussion with Leonard Ludi, Projects.
- 9/21/2023 2086 Bonney Oak Drive permit.
- 9/21/2023 Joe Straub Open Records Request.
- 9/21/2023 Correspondence with Joe Straub regarding Ordinance Language interpretation.
- 9/21/2023 Joe Straub revised open records request.
- 9/21/2023 Joe Straub second revised open records request.
- 9/21/2023 Correspondence Chapter 520-124 E Site Plan Review.
- 9/22/2023 Gather information for TADI.
- 9/22/2023 Joe Straub Open Records Request.
- 9/22/2023 Research available properties for potential nonprofit.

- 9/22/2023 TDS, Permit to Excavate, Fill or Place Objects in Public Right-Of-Way.
- 9/22/2023 Correspondence DSPS regarding State plan review.
- 9/22/2023 Research Shoreline Restoration project.
- 9/25/2023 Correspondence with Bill Scholfield regarding possible Development.
- 9/25/2023 Research parcel next to 1937 County Rd X.
- 9/25/2023 Correspondence with Mike Bieniek regarding Cell Tower.
- 9/26/2023 Caselle-Civic Training.
- 9/26/2023 Review Bids for roof repair/replacement project.
- 9/26/2023 Review costs for Stormwater Plan review.
- 9/26/2023 Recycling Grant Info.
- 9/27/2023 Research O'Keefe drive lot 2.
- 9/28/2023 16th Road Cell Tower complaint.
- 9/28/2023 Unwavering Shores LLC Shoreline Rock Riprap project.
- 9/28/2023 Review West Nelson Road Sanitary Permit.
- 9/29/2023 Research building height.
- 9/29/2023 Review Concession Stand permit.
- 9/29/2023 Complaint Log Spreadsheet.
- 10/3/2023 Research/correspondence language related to work vehicles in SF.
- 10/3/2023 Review RFP for New Metal Roof Municipal Center roof repair/replacement.
- 10/3/2023 Review options for garage addition Pine Road parcel.
- 10/3/2023 Driveway Access Permit review Meadow Drive.
- 10/4/2023 WPS Permit to Excavate, Fill or Place Objects in Public Right-Of-way review.
- 10/4/2023 Oakwood Exteriors Building permit review.
- 10/5/2023 Culvert replacement Hwy 153.
- 10/5/2023 Correspondence 1908 Hwy 153 parcel.
- 10/5/2023 Research Commercial Building Inspector.
- 10/6/2023 Meeting with Randy and Jennifer regarding Business View Article.
- 10/6/2023 Discussion related to permit requirements.
- 10/6/2023 Correspondence with LCC Telecom Services.
- 10/11/2023 Research Chapter 218 and 520.
- 10/11/2023 Correspondence with Zach, Ellis Construction regarding Inspections.
- 10/11/2023 Onsites with Brad and Leonard regarding Roadway Access Permits.
- 10/11/2023 Research 1324 Old Hwy 8 Demo.

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.

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- (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

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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:

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- (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.

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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.

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(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.

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~~(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?~~

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(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?

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(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?

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~~(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

ITEM NAME: Certified Survey
 Map (CSM) BAARS 3
MEETING DATE: October 16,
 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) The parcel # 145-2707-094-0981 is 15.225 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into Lot 2 to the south which is 7.234 acres. The Lot to the north will have 7.991 acres and will be Out lot 1. This would allow for both Lots 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):
Staff Report, and Certified Survey Map

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. October 16, 2023

APPLICANT:

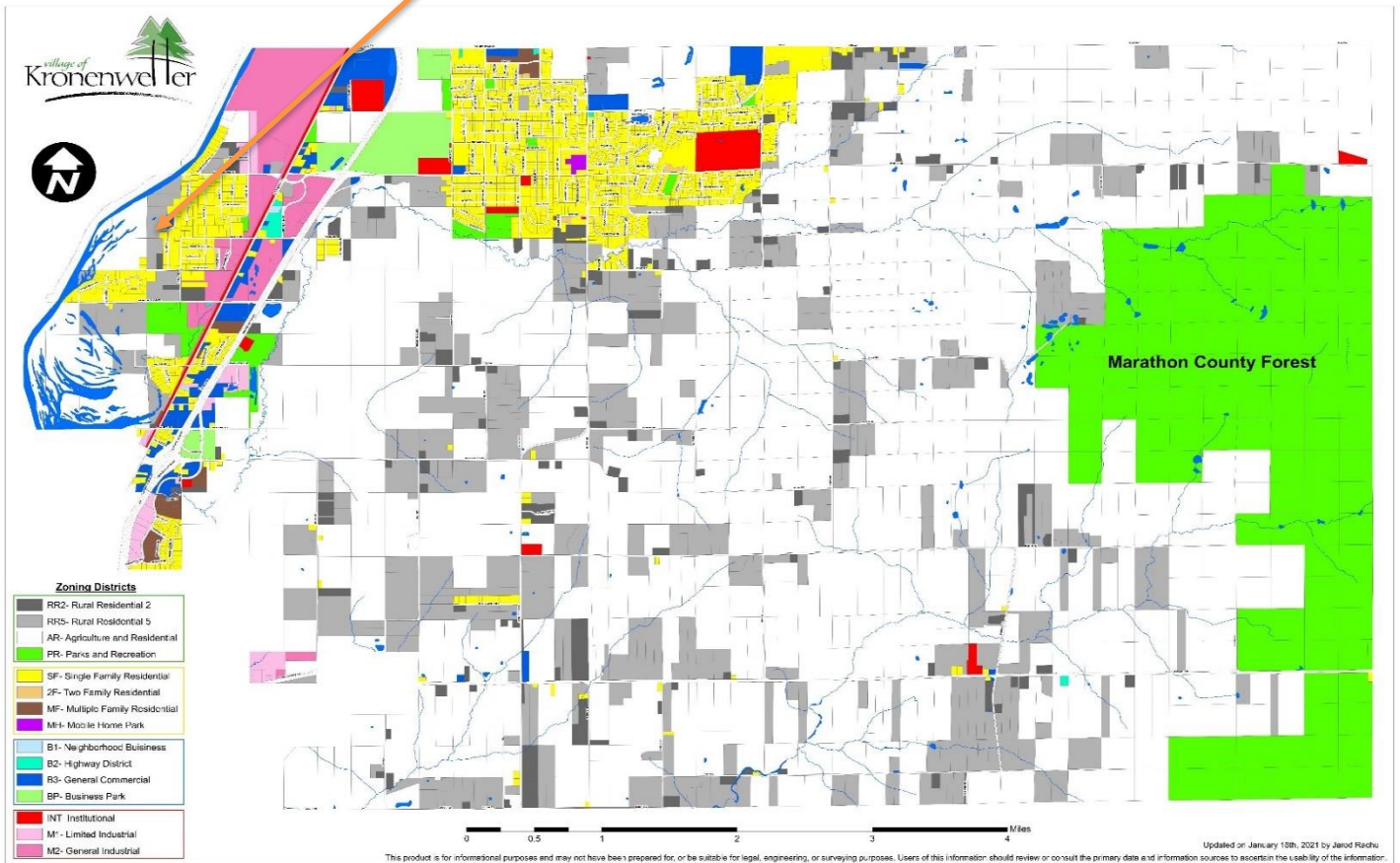
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Jerome Baars
1825 Helke Road
Kronenwetter WI, 54455

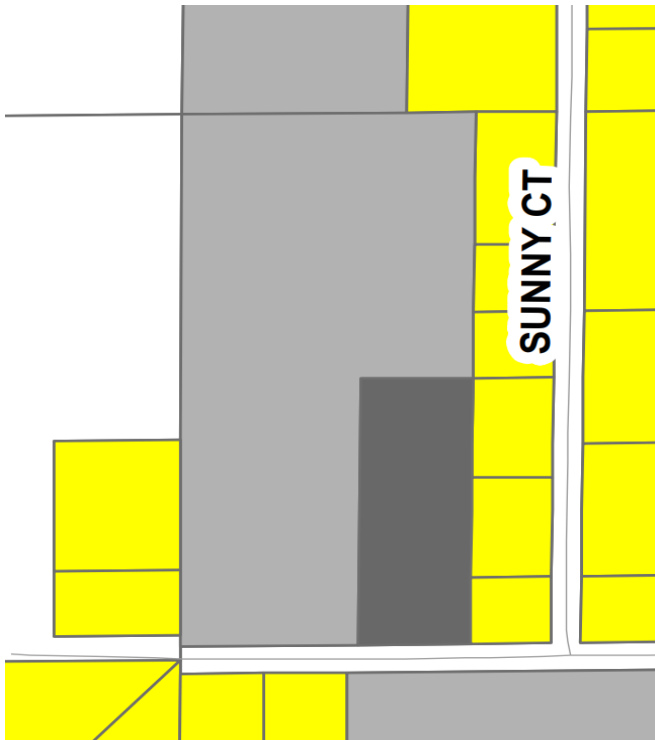
LOCATION OF REQUEST: 145-2707-094-0981 Wianecki Road NE1/4 SE1/4, Sect. 9, T27N, R7E (See Map 1) **PARCEL**

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

CURRENT ZONING MAP:

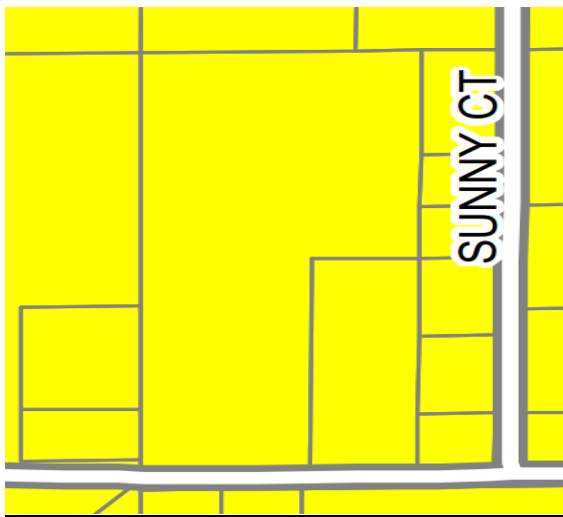


Zoning Districts

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 Business
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)

PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 & CSM 1740-7-126,
LOT 1 CSM 6447-24-82 AND OUTLOT 1 CSM 13765-60-142, LOCATED IN
GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST,
VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET PH (715) 241-0847	WESTON, WI. 54476 tim@vreelandassociates.us
PREPARED FOR:	RANDY BAARS
FILE #:	22-0389 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; THENCE N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 983.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 348.66 FEET; THENCE N 89°51'41" E ALONG THE SOUTH LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 2293 787.52 FEET; THENCE THENCE S 0°50'50" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6447 352.27 FEET; THENCE N 89°52'37" W 787.14 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 P.L.S. 2291

DATED THIS 21ST DAY OF SEPTEMBER, 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
OCTOBER 16, 2023

PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3
CSM REQUEST

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3



REPORT TO PLANNING COMMISSION

ITEM NAME: Certified Survey
 Map (CSM) BAARS 4
MEETING DATE: October 16,
 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 145-2707-0950-976 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 145-2707-0950-976 is 22.0300 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into to two parcels. The northern part of the parcel will be 6.334 acres being labeled Out Lot 1. The rest of the parcel will be to the south and be a 15.696 Acres Lot Even Though it is not labeled not the CSM. 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):
Staff Report, and Certified Survey Map**

**PLANNING COMMISSION
PARCEL # 145-2707-0940-981 SUNNY CT(BAARS 4)
CSM AND ZONING CHANGE REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. October 16, 2023

APPLICANT:

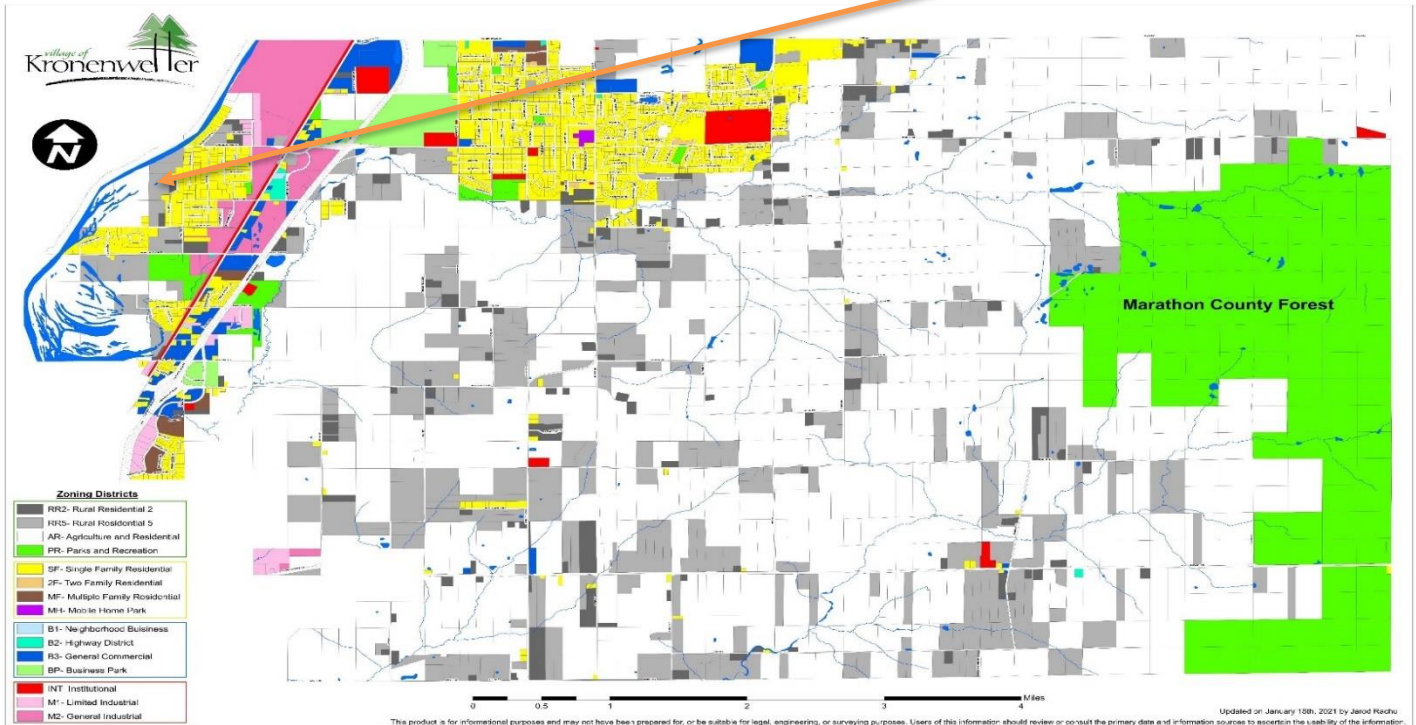
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Jerome Baars
1825 Helke Road
Kronenwetter WI, 54455

LOCATION OF REQUEST: 145-2707-0950-976, Sunny CT Kronenwetter, WI 54455, (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



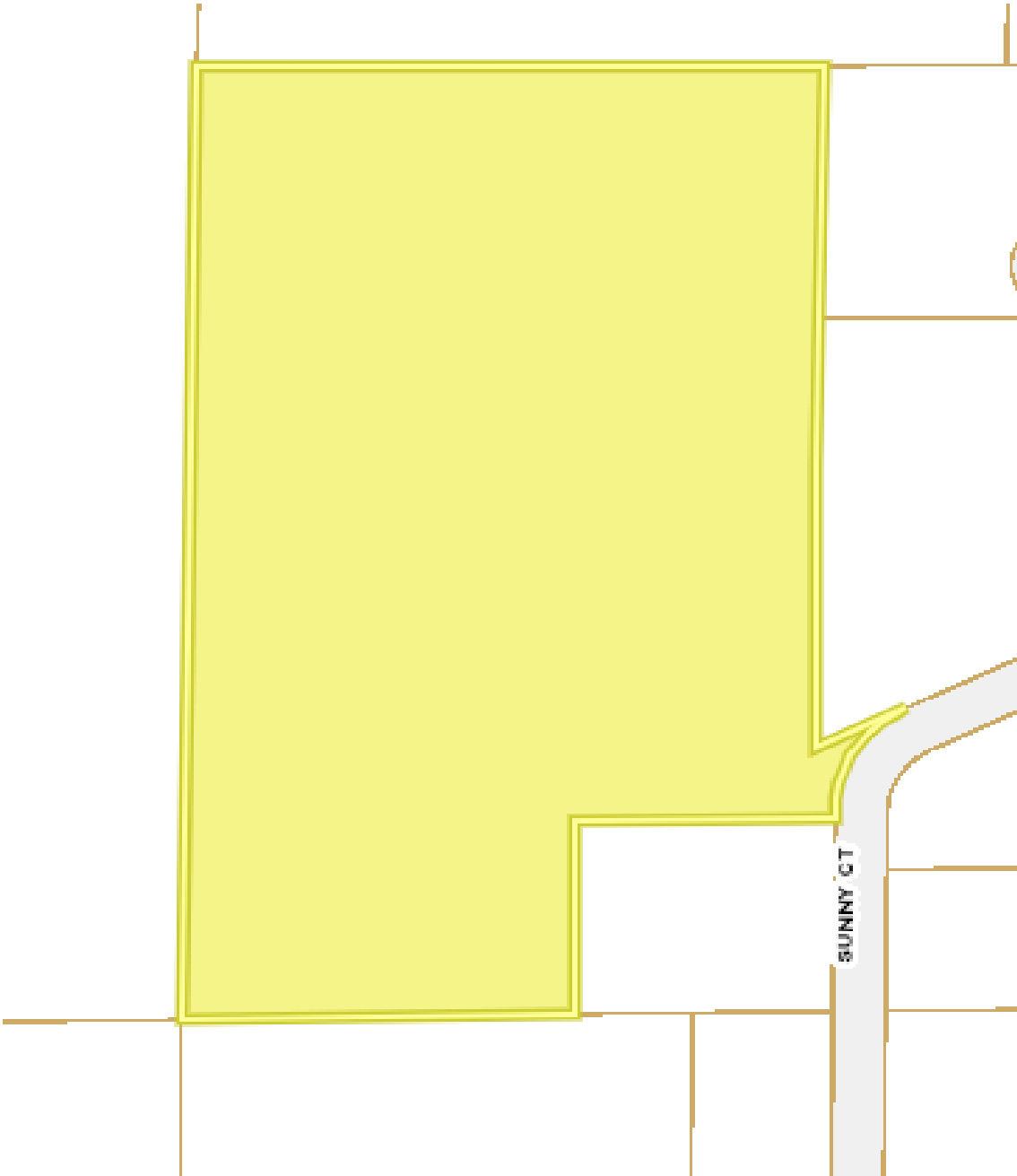
Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning map)

PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)

INTRODUCTION:

The parcel 145-2707-0950-976 is 22.0300 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into two Lots. The northern part of the parcel will be 6.334 acres being labeled Out Lot 1. The rest of the parcel will be to the south and be a 15.696 Acres Lot Even Though it is not labeled not the CSM. The two new parcels will remain Rural Residential 5, (RR5). No rezone is needed.

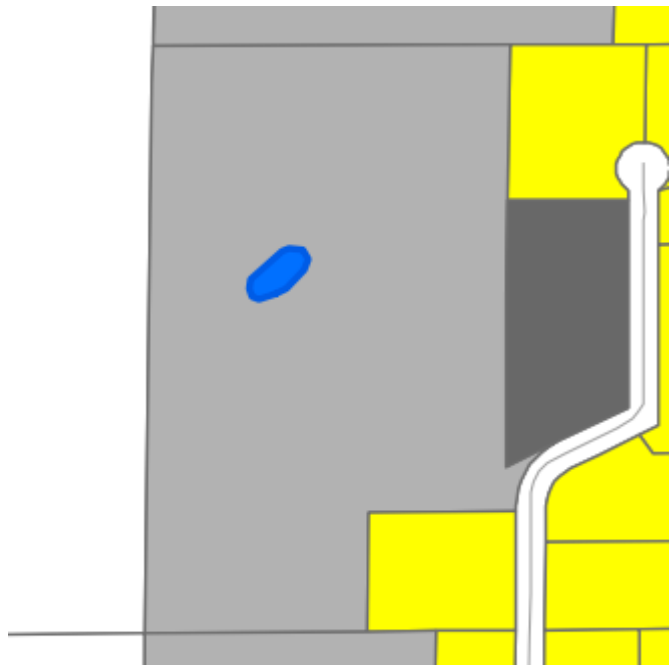
OUT LOT 1: 6.334 Acres (RR5) Rural Residential 5 (See Picture 1 of Map 5)
LOT: 15.696 Acres (RR5) Rural Residential 5 (See Picture 1 of Map 5)



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

PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)

CURRENT ZONING MAP:

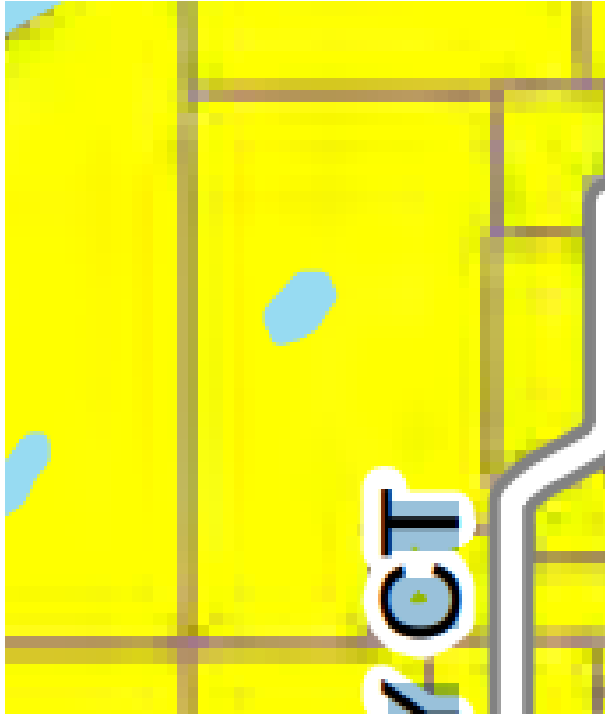


Zoning Districts

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:



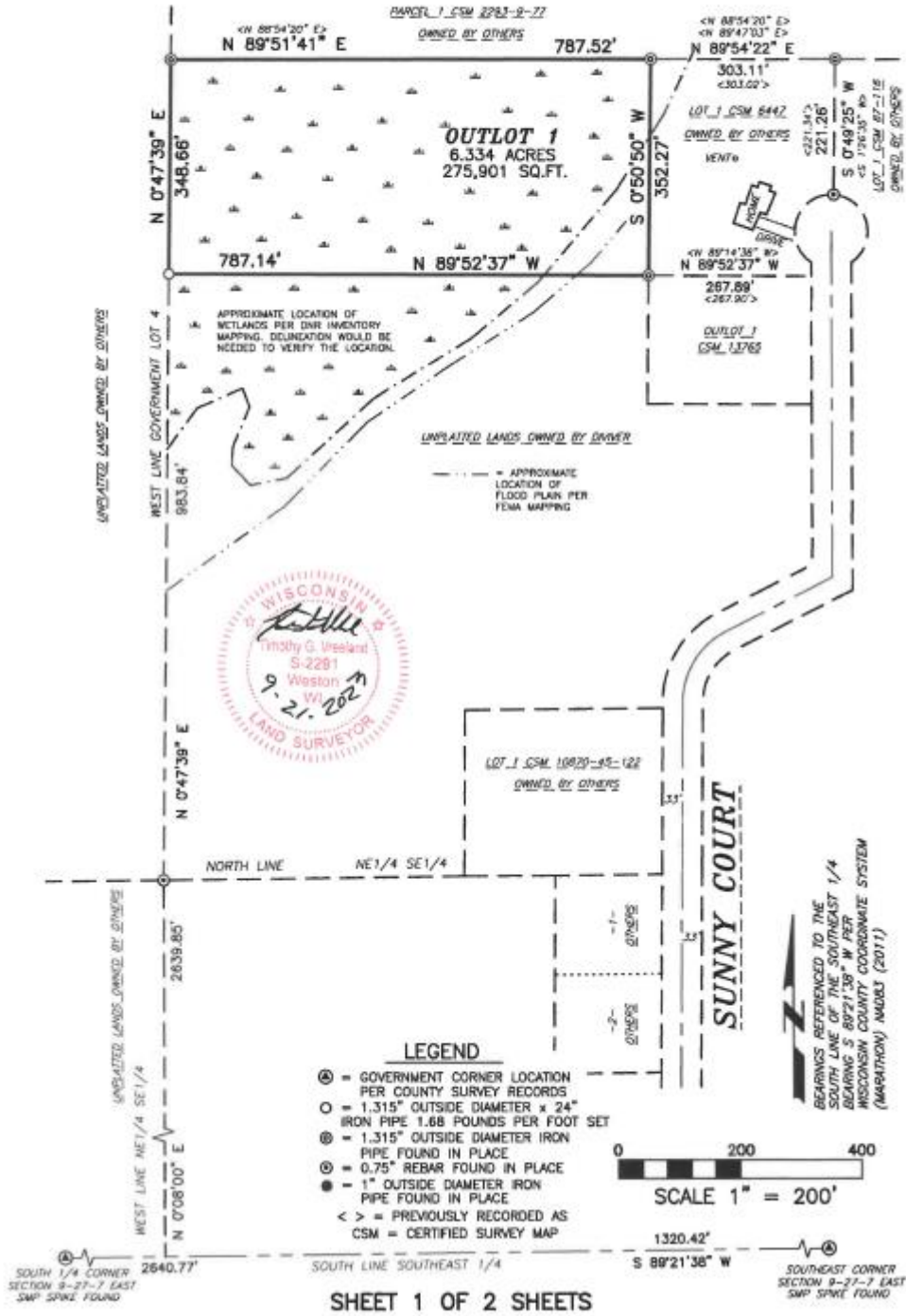
Agriculture / Rural Residential
Commercial
County Forest
Governmental / Institutional
Industrial
Industrial / Commercial
Residential
Water

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

PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)

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 # 145-2707-0950-976 SUNNY CT (BAARS 4)

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. 54476	
PH (715) 241-0947 tim@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 1286.28 FEET; THENCE N 89°18'06" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 642.54 FEET; THENCE S 0°32'28" W ALONG THE WEST LINE OF HAPPY HOLLOW SUBDIVISION 643.59 FEET; THENCE S 89°22'13" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 3412 244.83 FEET; THENCE S 0°31'40" W ALONG THE WEST LINE OF LOT 1 CERTIFIED SURVEY MAP NUMBER 3412 643.64 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 21ST DAY OF SEPTEMBER, 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: Aerial Photo
(Source Data: Marathon County)

VILLAGE OF KRONENWETTER PLANNING COMMISSION
OCTOBER 16, 2023
PARCEL # (145-2707-095-0976) SUNNY CT ROAD BAARS 4
CSM REQUEST

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)

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 Ron Selves Phone Number 7154324289
 Address 3903 Martin Rd Kronenwetter
 Email sfishtales@aol.com

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 3903 Martin Road

5. Section 11 Township 27 Range 8 6. Parcel Identification # (PIN) 14527081110985

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

8. Parcel Acreage 4.36 9. Zoning District RR2

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)

10-4-23

(Date)



REPORT TO PLANNING COMMISSION

ITEM NAME: Certified Survey
 Map (CSM) SELVES
MEETING DATE: October 16,
 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 145-2708-111-0985 3903 Martin Road SEC 11-27-08 PT OF NW 1/4 NE 1/4 - LOT 1 CSM VOL 84 PG 39 (#17532) DOC #1722678 The parcel # 145-2708-111-0985 is 4.36 acres zoned Rural Residential 2 (RR2). The plan is to split the parcel into two Lots. Lot 1 is the most east Lot which is 2.010 acres. The lot to the west will have 2.357 acres and will be Lot 2. This would allow for both Lots to meet the zoning requirements for a Rural Residential 2 (RR2). 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):
Certified Survey Map (CSM) Application, Staff Report, and Certified Survey Map

**PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. October 16, 2023

APPLICANT:

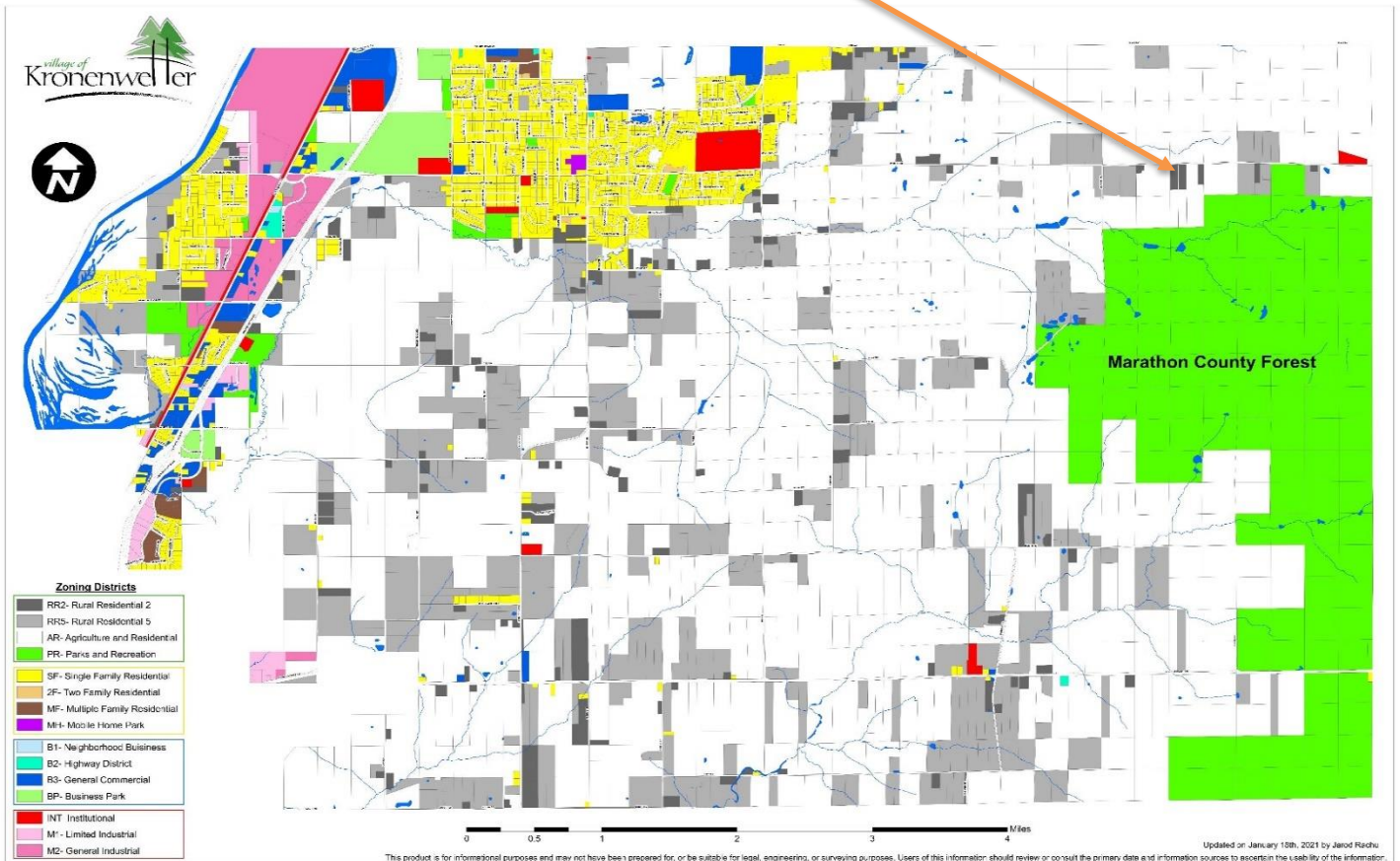
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Ron Selves
3903 Martin Road
Kronenwetter WI, 54455

LOCATION OF REQUEST: 145-2708-111-0985 3903 Martin Road NW1/4 NE1/4, Sect. 11, T27N, R8E
(See Map 1) **PARCEL**

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



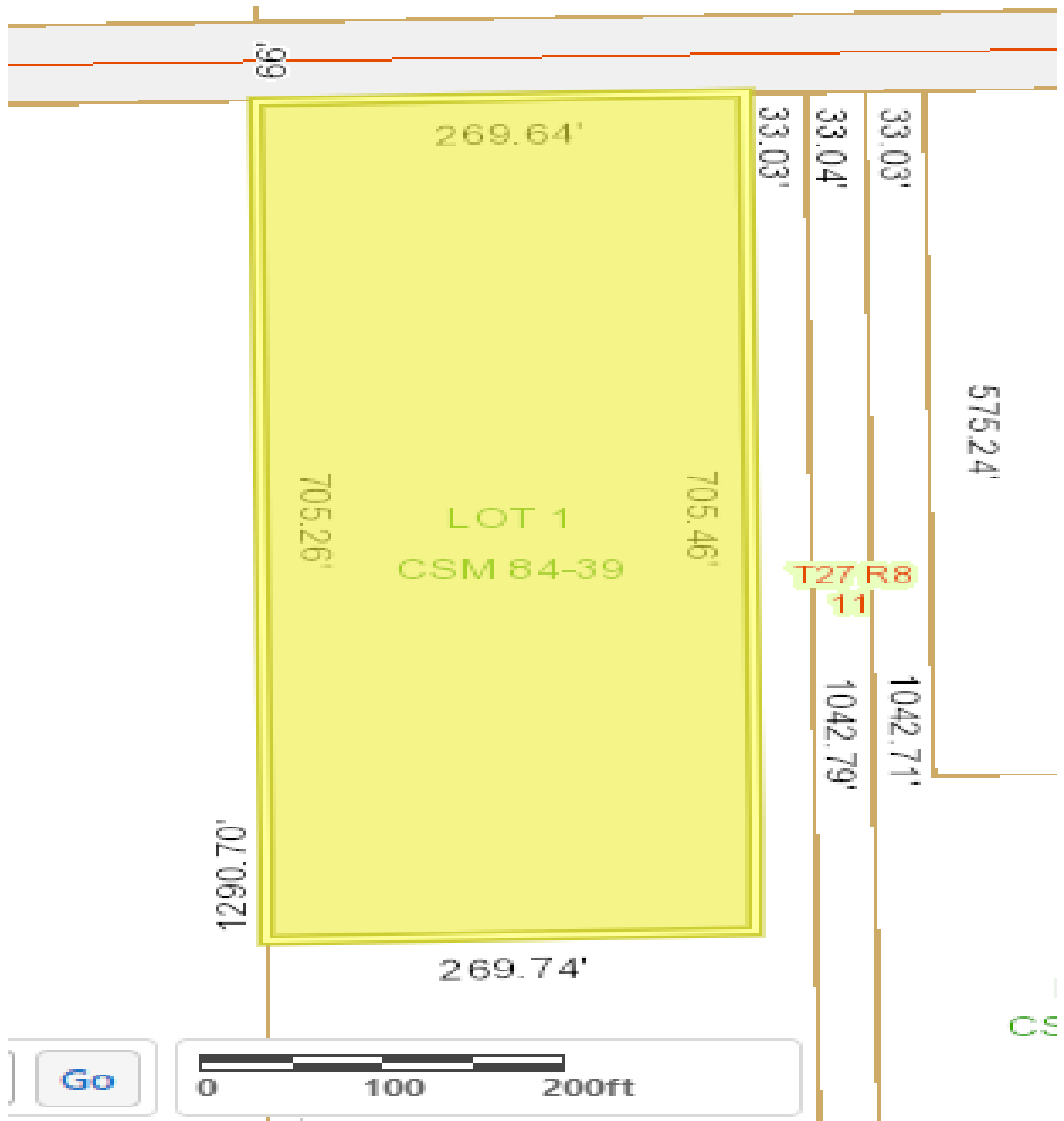
Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)

INTRODUCTION:

The parcel # 145-2708-111-0985 is 4.36 acres zoned Rural Residential 2 (RR2). The plan is to split the parcel into two Lots. Lot 1 is the most east Lot which is 2.010 acres. The lot to the west will have 2.357 acres and will be Lot 2. This would allow for both Lots to meet the zoning requirements for a Rural Residential 2 (RR2). The zoning for each would stay the same.

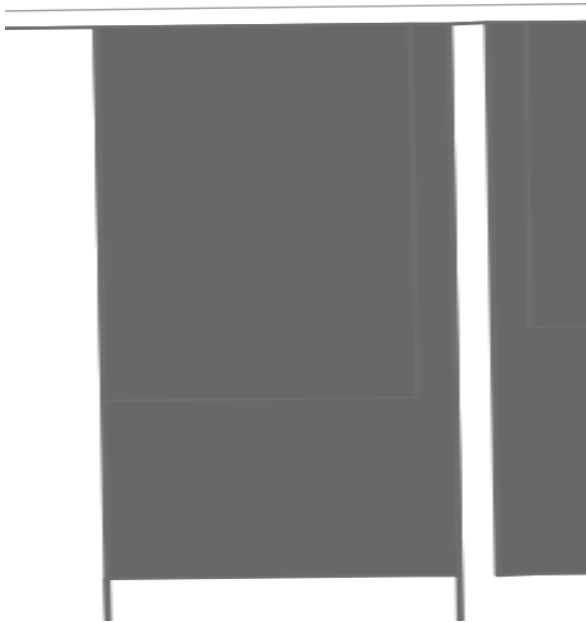
LOT 1: 2.010 Acres (RR2) Rural residential 2 (See Picture 1 of Map 5)

LOT 2: 2.357 Acres (RR2) Rural residential 2 (See Picture 1 of map 5)



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

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
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

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

Map 4: Aerial Photo

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

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

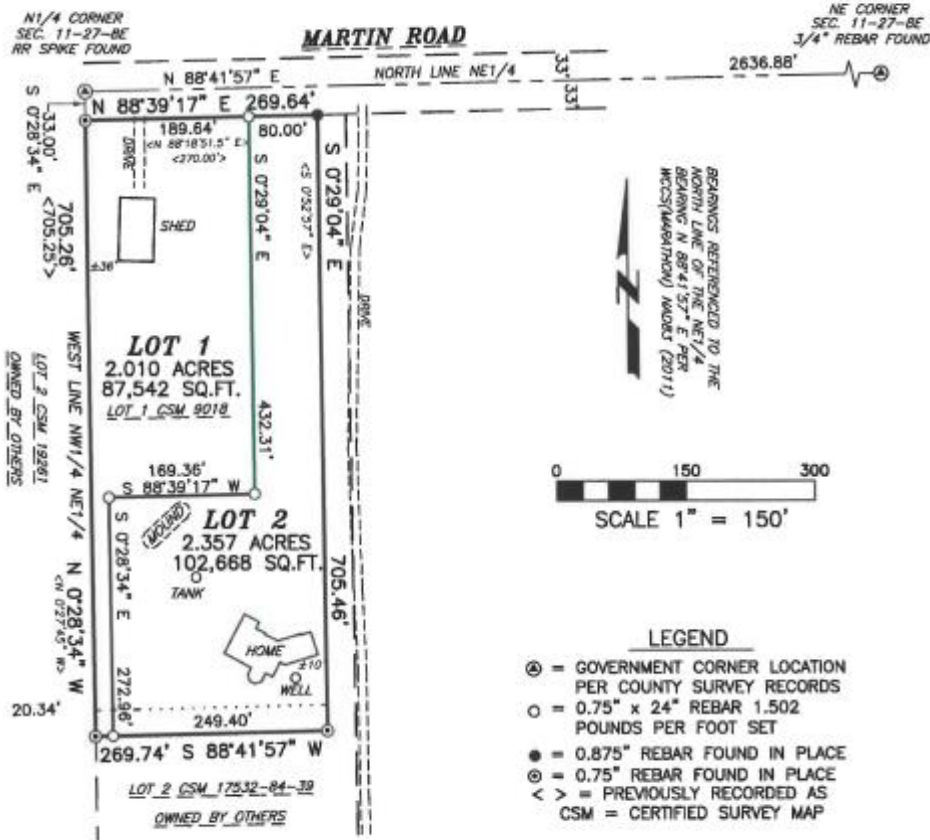
ALL OF LOT 1 OF CSM 17532, BEING ALL OF LOT 1 AND PART OF LOT 3 OF CSM 9018, BEING PART OF PARCEL 1 OF CSM 6099, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR:
RON & JOAN SELVES

FILE #: 23-0371 SELVES & SD-153
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CSM 17532, BEING ALL OF LOT 1 AND PART OF LOT 3 OF CSM 9018, BEING PART OF PARCEL 1 OF CSM 6099, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RON SELVES, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17532, RECORDED IN VOLUME 84 ON PAGE 39, BEING ALL OF LOT 1 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 9018 AND PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 6099, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 8 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 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 22ND DAY OF AUGUST, 2023
SURVEY PERFORMED AUGUST 18TH, 2023

VILLAGE BOARD AUTHORIZATION CERTIFICATION
I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO SEC. 460-16 OF SUBDIVISION REGULATIONS OF THE VILLAGE BOARD CODE OF ORDINANCES, THE PREVIOUSLY STATED LAND DIVISION BY CERTIFIED SURVEY MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2023.

DATE SIGNED _____ ZONING ADMINISTRATOR _____

Map 5: Location Map (Source Data CSM)

VILLAGE OF KRONENWETTER PLANNING COMMISSION
OCTOBER 16, 2023

PARCEL # (145-2708-111-0985) 3903 MARTIN ROAD SLEVES
CSM REQUEST

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

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 Ron Selves Phone Number 7154324289

Address 3903 Martin Rd Kronenwetter

Email sfishtales@aol.com

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 3903 Martin Road

5. Section 11 Township 27 Range 8 6. Parcel Identification # (PIN) 14527081110985

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

8. Parcel Acreage 4.36 9. Zoning District RR2

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)

10-4-23

(Date)

Building Permit Requirements

Background

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

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

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

I have been advising potential applicants of that mentioned above. Based on the ambiguity I have left it up to the property owner to decide whether to obtain a permit. I also mention concerns regarding not having their garage, storage or other detached accessory buildings and tool shed UDC inspected. Then end the discussion by emphasizing all other requirements (setbacks, height, square footage, etc.) still apply.

Issues the Committee should discuss and consider:

1. Changes to Chapter 520 and possibly other chapters to remove any conflicts.
2. Address concerns related to assessment of structures (garage, storage or other detached accessory buildings and tool shed) that do not require a building permit.
3. Educating the public all other requirements of the Ordinance still apply.
4. Other.

The Village adopted the language below on 4/26/2022

Article V Permits, Fees and Plans

§ 218-26 Purpose and Applicability

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

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

- (1) New construction or reconstruction of single and two-family dwellings, and to installation and placement of mobile homes and manufactured homes.
- (2) Interior Alterations (i.e. removing walls, structural alterations or changing an existing layout) to existing single and two-family dwellings, or to established mobile or manufactured homes.
- (3) Addition of living area to existing single and two-family dwellings, or to established mobile or manufactured homes. This also includes converting basement areas to bedrooms or any type of sleeping area.
- (4) Any structural repairs, alterations, or reinforcement to any dwelling.
- (5) New electrical, plumbing, and/or HVAC work, in any new construction, or in existing buildings or structures where such utilities did not exist before.
- (6) Below ground swimming pools.
- (7) New construction decks with a walking surface 2 feet or more above ground level, including steps, ramps, railings, or any other related construction.
- (8) All commercial buildings and structures including but not limited to:
 - (a) Multi-family residential (three or more dwelling units).
 - (b) Retail, commercial service, office,
 - (c) Industrial
 - (d) Storage, distribution and warehousing.
 - (e) Institutional buildings and structures.

C. The provisions of this Article shall not apply to the installation, replacement, repairs, or construction of the following, and **which do not require a building permit:**

- (1) Any repairs or replacement of, furnaces; plumbing fixtures of all types; electrical outlets or switches; electrical fixtures such as fans, light fixtures, heating baseboards, built-in appliances, etc; HVAC equipment, including heat pump systems or air conditioning units; roofing systems, doors and windows of the same size. All work is required to comply with the standards set forth in SPS 320-325.
- (2) **All garage, storage or other detached accessory buildings and tool sheds.** All work must comply with the standards set forth in SPS 320-325.
- (3) New construction decks with a walking surface less than 3 feet above ground level. All work must comply standards set forth in SPS 320-325.
- (4) Carports, securely anchored.
- (5) Solid fuel-fired heating devices (subject to regulation in Article III)
- (6) Geothermal or solar energy systems (solar systems subject to provisions of Article IX)

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

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

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

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

(11) Lp Tank installations (Subject The State Liquefied Petroleum Gas Code SPS 340) D. All of the above may be subject to zoning regulations such as setbacks, etc. described in Chapter 520, as well as any other applicable Chapter of this Code. E. In all cases, the quality, safety, and compliance to indicated standards and regulations of such installation and construction, are the sole responsibility of the property owner doing the installation and construction, or the licensed contractors they hire. Voluntary inspections can be applied for under the terms of Article VI.

Additional Relevant Ordinance Language

Article VIII Shoreland Overlay Zoning District

§ 520-53 Compliance.

The use of shorelands within the shoreland area of the Village of Kronenwetter shall be in full compliance with the terms of this article and other applicable local, state or federal regulations. All permitted development shall require the issuance of a zoning permit unless otherwise expressly excluded by a provision of this article.

§ 520-61 Building permit required.

No structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until after the owner or his agent has secured a building permit from the Building Inspector, unless otherwise exempted pursuant to Chapter 218 of the Kronenwetter Municipal Code. Applications for building permits shall be made in duplicate to the Village on forms furnished by the Village and shall include the following where applicable:

Article XV Procedures and Administration

§ 520-119 Zoning permits.

Relationship to building permit. Where a building permit is also required for the project per Chapter 218, the Village may combine the building permit and zoning permit into a single application and a single approval.

§ 520-120 Building permit.

No building shall be erected, structurally altered, or relocated until a building permit has been issued by the Building Inspector certifying that such building, as proposed, would be in compliance with the provisions of this chapter and with Chapter 218. No building permit shall be issued until zoning compliance is determined.

Proposed Amendments to Chapter 218

Draft 10/16/2023

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