



SPECIAL PLAN COMMISSION MEETING AGENDA

March 31, 2025 at 6:00 PM

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

All Agenda Items Listed Are for Discussion and Possible Action

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

3. OLD BUSINESS

- C. Conditional Use Permit request Jeffery A. Jerde
Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455 requests a Conditional Use Permit for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) at 1848 Maple Ridge Rd, Kronenwetter, WI 54455, SECTION 24, T27N, R7E, W 1/2 NE 1/4 NW ¼, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN. PIN 145-2707-242-0998, 19.92 Acres.
- D. Conditional Use Permit Renewal, American Asphalt, 1116 Happy Hollow Road. Plant 22 Sand Pit. PIN: 145-2707-104-0978. In 2000 a second Non-Metallic Mining CUP was issued for "Plant 22 Site," which included PIN's: 145-2707-104-0984, 145-2707-104-0989 and 145-2707-103-0968. Finally, a in 2005 a third Non-Metallic Mining CUP was issued for PIN: 145-2707-104-0977.

4. NEXT MEETING: APRIL 21, 2025

5. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

6. 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: 03/26/2025 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages



Report to Planning Commission

Agenda Item: Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455
 CONDITIONAL USE PERMIT for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

Meeting Date: March 31, 2025

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Jeffrey A. Jerde, CONDITIONAL USE PERMIT for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

OBJECTIVE(S): To review the Conditional Use Permit and related documents for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) located at 1848 Maple Ridge Road.

HISTORY/BACKGROUND: Jeff Jerde, 1848 Maple Ridge Rd, Kronenwetter WI 54455, has applied for a conditional use permit (CUP) for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition).

The subject property is located on 19.92 acres. The site is bordered by Maple Ridge Road to the south and Ropel Road to the west. All adjacent parcels have activities associated with Agricultural land use. For the past eleven years the property has been used for Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition.

There is an existing 70ft x 130ft indoor riding arena with 28f x 64ft horse stall area. If the conditional use is approved, the applicant proposes to add a 70ft x 150ft building for horse boarding and therapy.

The Plan Commission held a Public Hearing on March 17, 2025. The agenda did not have this item listed as Discussion and Possible Action. As a result, a Special Meeting was scheduled to allow the Plan Commission to act on the proposed Conditional Use Permit.

RECOMMENDED ACTION: The Plan 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.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. See Staff's Report for comments as it relates to each.

ATTACHMENTS: Conditional Use Permit application and Staff Report.

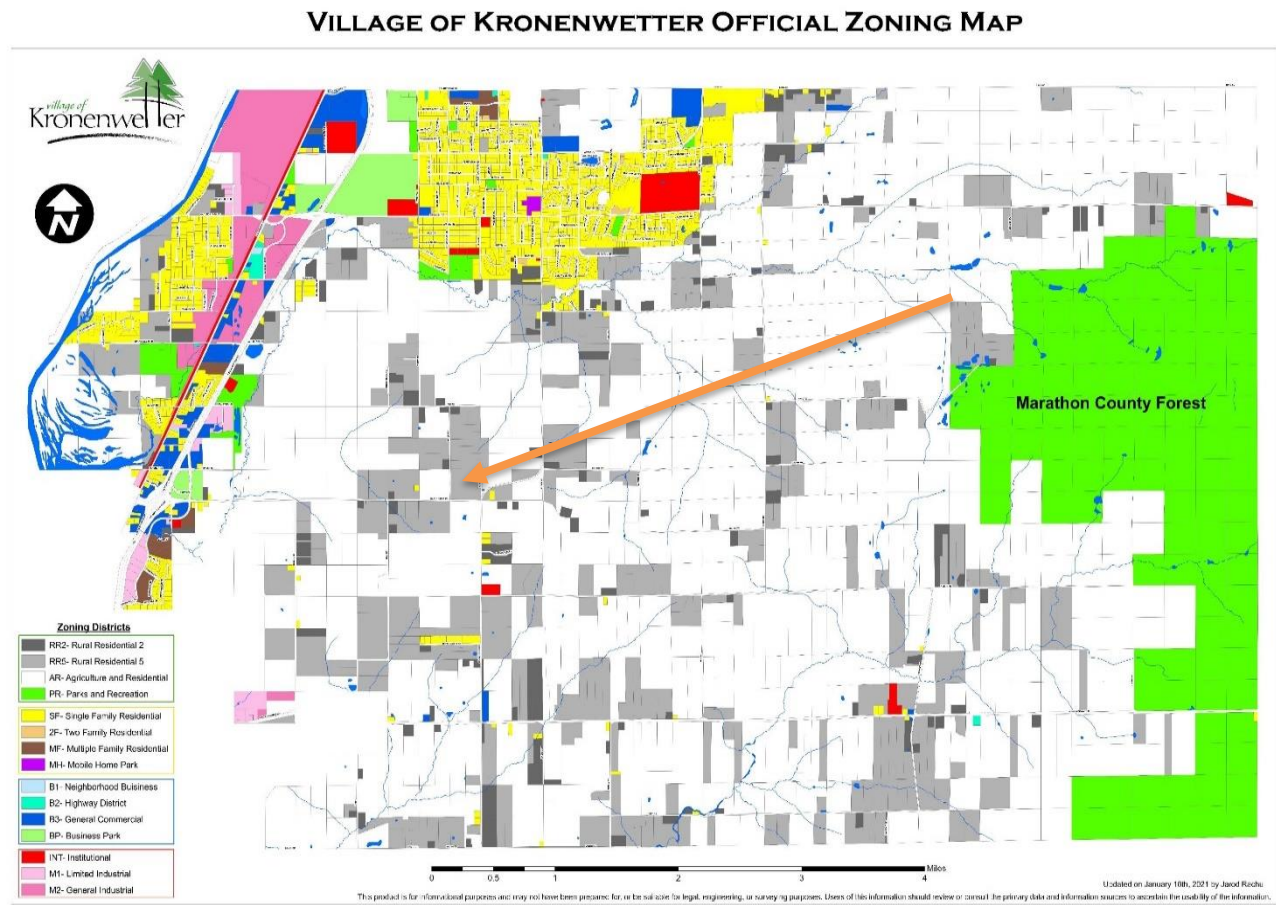
Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455
CONDITIONAL USE PERMIT
Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

STAFF REPORT FOR PLAN COMMISSION

PUBLIC HEARINGS/ MEETINGS: Plan Commission Public Hearing: 6:00 p.m. March 17, 2025
Plan Commission Meeting 6:00 p.m. March 31, 2025

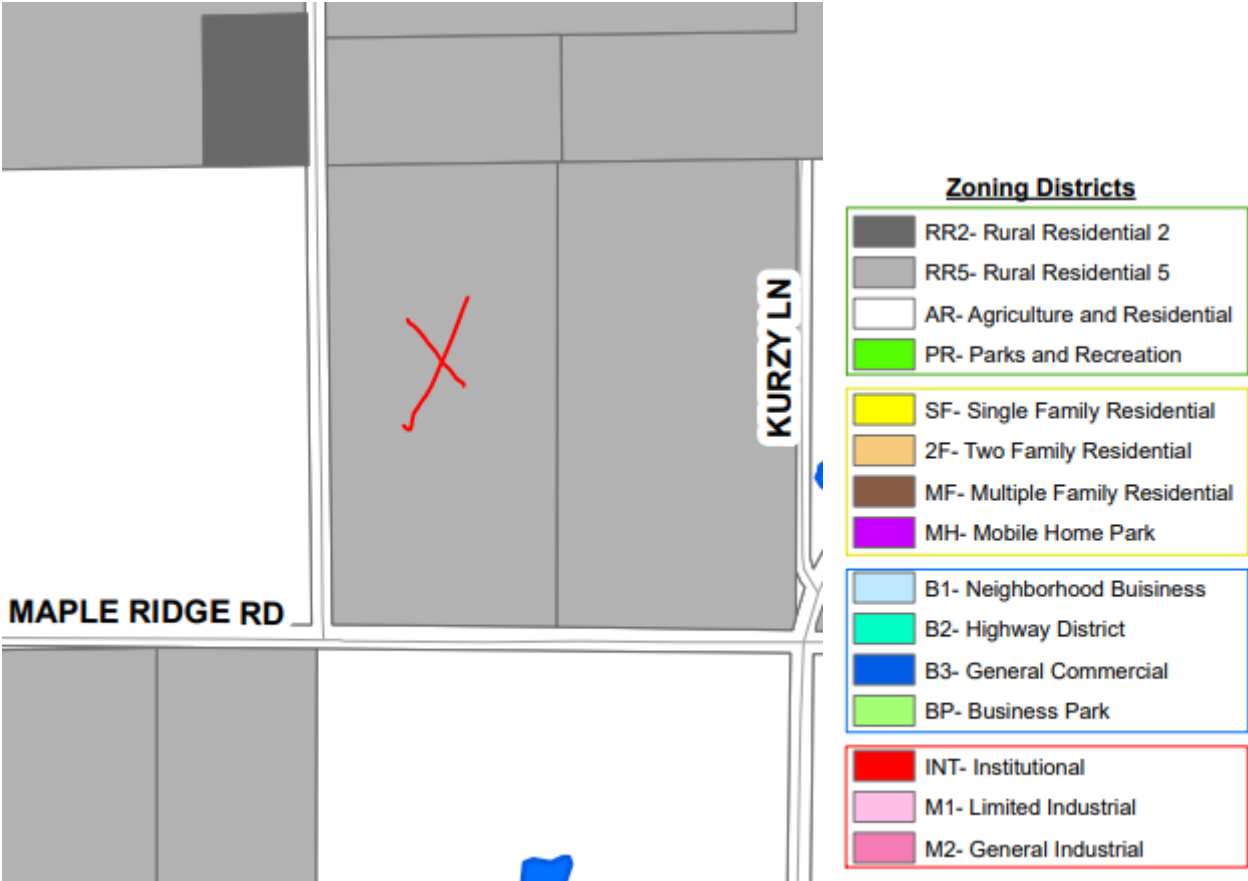
APPLICANT: Jeffrey A. Jerde
1848 Maple Ridge Rd
Kronenwetter, WI 54455

LOCATION OF REQUEST: 1848 Maple Ridge Rd, Kronenwetter WI 54455 (See Map 1)

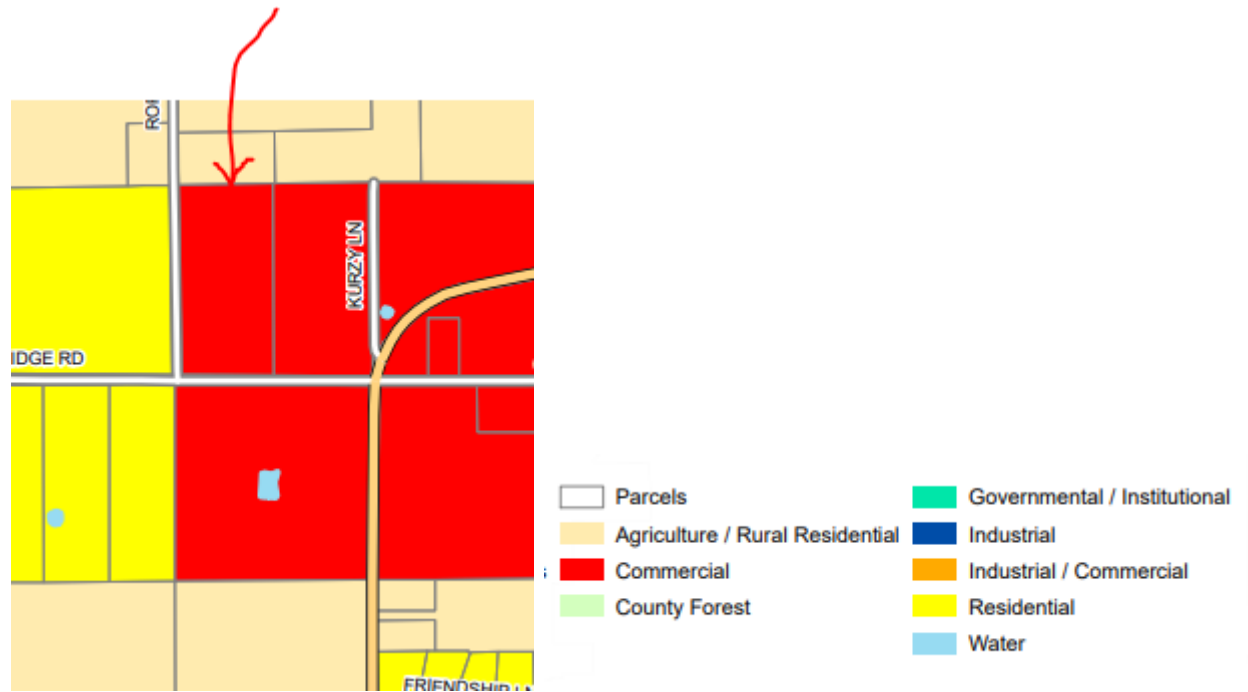




Map 2: Aerial Photo
(Source Data: Marathon County GIS)



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



Map 4: Future Land Use Map
(Source Data: Village of Kronenwetter)
Jeff Jerde – CONDITIONAL USE PERMIT

**LEGAL DESCRIPTION
OF PROPERTY:**

1848 MAPLE RIDGE RD, KRONENWETTER, WI 54455. SEC 24-27-07 W ½, NE ¼, NW ¼. Tax Parcel ID Number: 145-2707-242-0998.

ZONING: RR5 – Rural Residential 5

ACREAGE: 1848 MAPLE RIDGE RD – 19.92 acres

LEGAL NOTIFICATION: A legal advertisement was published in the *Wausau Daily Herald* on Monday, March 3, 2025, and Monday March 10, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on March 3, 2025.

PROPOSED CONDITIONAL USE: Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

DEVELOPMENT PATTERN (AND ZONING):	Subject Property:	RR5
	North:	RR5
	South:	AR
	East:	RR5
	West:	AR

INTRODUCTION

Jeff Jerde, 1848 Maple Ridge Rd, Kronenwetter WI 54455, has applied for a conditional use permit (CUP) for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition).

The subject property is located on 19.92 acres. The site is bordered by Maple Ridge Road to the south and Ropel Road to the west. All adjacent parcels have activities associated with Agricultural land use. For the past eleven years the property has been used for Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition.

There is an existing 70ft x 130ft indoor riding arena with 28f x 64ft horse stall area. If the conditional use is approved, the applicant proposes to add a 70ft x 150ft building for horse boarding and therapy.

Additional Information for Conditional Use Permits:

State Statutes - 2017 Wisconsin Act 67 modified state law

- Substantial Evidence, “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 must accept in support of a conclusion.”

- Burden of proof is primarily on applicant: Applicant must demonstrate that conditions established will be satisfied, supported by substantial evidence.
- Decisions cannot be based on hearsay, speculation, emotion. Any condition imposed must be based on substantial evidence.
- Decisions to approve or deny must be supported by substantial evidence.
- Where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker (Plan Commission), the conditional use permit must be granted.

Possible Conditions for Approval

1. Performance Standards under 520-21 must be met.
2. Performance Standards under 520-23 L (2) must be met.
3. Applicable Performance Standards under 520-27 H. Keeping of farm animals on residential lots must be met.
4. Requirements of Chapter 200 Animals must be met.
5. All local and state permits and approvals must be obtained.
6. Any future signs must comply with Article XIII. – Signs.
7. Temporary Use Permit, per 520-122 must be obtained prior to any Special Events.
8. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.

The Plan 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.

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

Findings of Fact (To be determined by the Planning Commission): Staff Comments

Village of Kronenwetter CUP Standards

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?

The proposed Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) is located in RR5- Rural Residential 5. A Commercial Animal Establishment is a Conditional Use in RR5. The Future Land Use Map has this parcel zoned Commercial. A Commercial Animal Establishment is a permitted use in Commercial Zoning Districts.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

For the past eleven years the applicant has provided some level of Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition at the subject property. Over the years, the demand and participation in these activities have increased. The subject property is surrounded by "farm fields." The neighbors fully support the current and proposed uses. Due to size of the parcel, its rural location and existing use, there is little effect on those the factors mentioned above.

If the proposed Conditional Use Permit is approved, the applicant will be required to submit Building Permits, Sanitary Permits and Commercial State Plan approval prior to construction. In addition, a Temporary Use Permit will be required for special events.

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?

The parcel is 19.92 acres and zoned RR5, 3500sf short of meeting AR lot standards. A Commercial Animal Establishment is a permitted use within the AR Zoning District. The property is surrounded by parcels zoned AR or RR5. Thirty four percent of the adjoining property is owned by the applicant. With the exception of the new building for additional boarding and therapy area, the land use, land use intensity and land use impacts remain unchanged.

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?

The existing Village Road (Ropel Road) is the only improvement provided to the parcel. Ropel Road has maintained increased traffic over the years due to the services and activities provided at the subject property. No other improvements, facilities, utilities or services are required.

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?

The proposed Commercial Animal Establishment will provide Horse boarding and Horse Therapy. In addition, the applicant proposes special events to include Barrel Races and Horse Competitions during the summer. One of the services offered, Electro Equiscope Therapy, is highly specialized with only few providing such services for horses. The special events bring in competitors from all over Wisconsin and surrounding states which helps the local economy.

Conditional Use Permit Application

Application Fee: \$300 Regular Meeting / \$500 Special Meeting

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

Plan Commission Meetings are held on the 3rd Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200
www.kronenwetter.org

Applicant Information

1. Applicant Name Jeffrey A Jerde Phone Number 715-574-4531
Address 1848 Maple Ridge Rd Kronenwetter WI 54455
Email Jeffrey.Jerde@abcsupply.com
2. Owner Name SAME Phone Number _____
Address _____
Email _____
3. Prepared By Company Name Maple Ridge Ranch Name Jeff Jerde
Address 1848 Maple Ridge Rd Kronenwetter WI 54455
Phone Number 715-574-4531 Email Jeffrey.Jerde@abcsupply.com

Property Information

4. Property Address 1848 Maple Ridge Rd Kronenwetter WI 54455
5. Parcel Identification # (PIN) 145-2707-242-0998 6. Parcel Acreage 20
7. Legal Description (attach additional sheet if necessary) 524-27-07 W 1/2 NE 1/4 NW 1/4
8. Conditional Use request from § 520- 23 of the Zoning Ordinance to allow Horse Boarding/Barrel Race
9. Generally describe the current zoning and land uses of the subject property and surrounding properties:

Subject Property	<u>House Boarding</u>	Zoning	<u>RRS</u>
North	<u>Home</u>	Zoning	<u>RRS</u>
South	<u>Farm Field</u>	Zoning	<u>RRS</u>
East	<u>Farm Field</u>	Zoning	<u>RRS</u>
West	<u>Farm Field</u>	Zoning	<u>RRS</u>

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a 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:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, 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 other plan, program, map or ordinance adopted by the Village?
- 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?
- 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?
- Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

Applicant Acknowledgement

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

Jeff Jende

Applicant

Jeff Jende

Owner

Jeff Jende

Prepared By

1/6/25

Date

1/6/25

Date

1/6/25

Date

FOR OFFICE USE ONLY:

Application Received 2/14/2025 Check # 1160

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

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

Conditions (see attached)

I believe the proposed conditional use is justified due to we will be building and maintaining all building and grounds with proper permits and codes. Building will be built with proper materials and will add value to the property and neighborhood. We are mostly surrounding by farm fields, so this will not cause any negative effect to our neighborhood. Most of our neighbors come out to enjoy our barrel races on the nights we put them on.

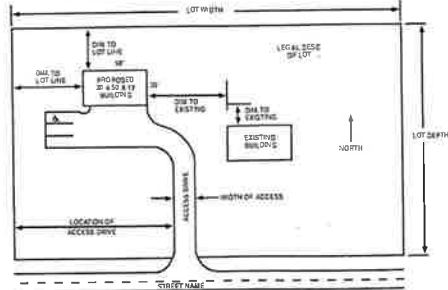
The proposed conditional use will not impose burden on any facilities, utilities, or any services providing by public services. Building will be maintained by owners of Maple Ridge Ranch.

The public benefits of the proposed conditional use defiantly outweigh any negative impact. We are offering a service to people and their horses. We bring in people from all over Wisconsin and other surrounding states that will help local business. These shows also offer a place for people in the area to come in and watch the horses and their owners compete.



SITE PLAN

SITE PLAN EXAMPLE



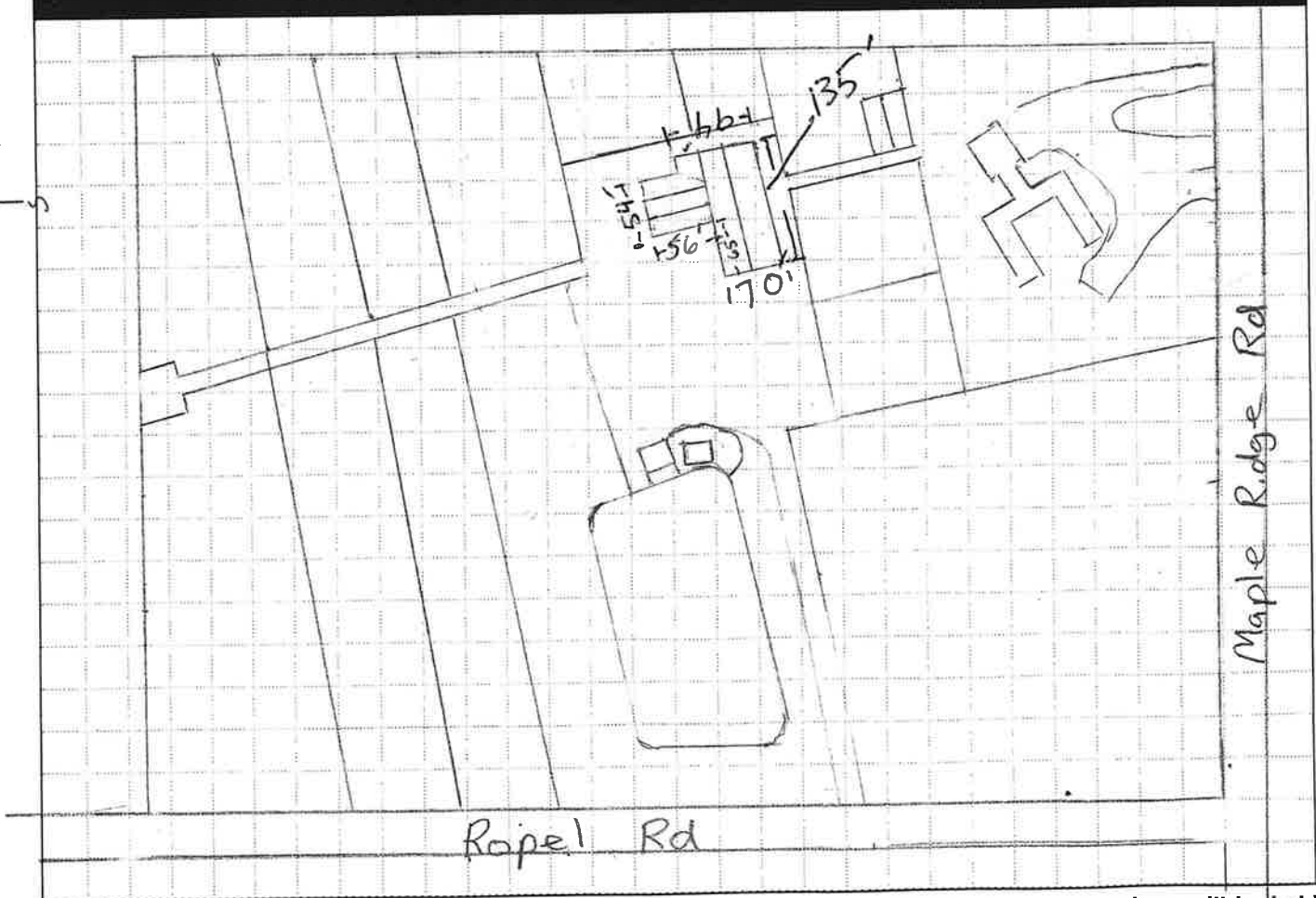
If you have other drawings, pictures, or information of site plan, all information can be emailed to: Engineering@MidwestManufacturing.com

27. SITE PLAN INSTRUCTIONS

To complete the SITE PLAN, please answer each of the following questions. Indicate the necessary information on the sketch as shown on this page.

1. What is the actual lot size? (give dimensions)
2. Indicate distances of proposed building from each lot line.
3. Give dimensions of the proposed building.
4. Show all roadways & streets, also label the names.
5. Show any existing buildings and how far they are from the proposed building.
6. Show and locate all access drives to proposed building.
7. Indicate which direction is North.
8. Show parking area. (if applicable)
9. Show any other pertinent information about the site. (eg. large grade difference, sidewalks, etc.)

Note: Print will not be started until information is received.



This information is accurate and complete to the best of my knowledge. MM Engineering Services will be held harmless for any consequences arising due to the misinformation and / or withholding of information on my part.

Written statement of proposed conditional use-

Activities-

Horse boarding, which allows people own a horse that do not have the property/means to be able have one. We have been doing this for over 11 years.

Equine therapy.

Barrel Racing, brings people in from around the area to compete against each other in a controlled barrel race. Few barns in the area are putting these on and people come from many miles to compete.

Buildings-

We have an existing 70x130 indoor riding arena, and 28x64 horse stall area.

We will be adding a new 70x150 building for boarding and therapy area.



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 ft

Site Plan Application & Submittal Requirement

Application Fees

Minor Site Plan Amendment: \$150

Site Plans less than 5,000 SF of Building Area: \$500

Site Plans greater than 5,000 SF of Building Area: \$1,000

Completed applications shall be submitted to the Village Clerk 45 days prior to the Planning Commission meeting date on which they will be considered. It is pertinent that the relevant sections of the zoning ordinance be reviewed for regulations and other information, which may be required for submittal depending on the type of application.



1582 Kronenwetter Drive

Kronenwetter, WI 54455

715-693-4200

www.kronenwetter.org

1. Project Name Maple Ridge Ranch Submittal Date 1/6/2025
2. Owner Jeff Jerde Telephone 715-574-4531
Address 1848 Maple Ridge Rd, Kronenwetter, WI 54455
3. Applicant is (check one) ☒ Owner ☐ Agent ☐ Other _____
(If Applicant is not the owner, provide letter of Authorization from Owner)
4. Project Applicant / Contact Person Jeff Jerde
Phone # 715-574-4531 Fax # N/A
Address 1848 Maple Ridge Rd, Kronenwetter, WI 54455
Email Address Jeffery.Jerde@abcsupply.com
5. Is property to be subdivided within an existing subdivision? NO
If so, what is the existing subdivision name? N/A
6. Location and legal description of property (by government lot, section, township, range and county)
SEC 24-27-07 W 1/2 NE 1/4 NW 1/4
7. Total acreage of property 19.92
8. Frontage width of parcel 1279ft and 616ft
9. Parcel Identification Number (PIN) 145-2707-242-0998
10. Existing Zoning of the property RR5-Rural Residential 5
11. Type of Parcel ☐ Commercial ☐ Multi-Family ☐ Industrial ☐ PUD ☒ Other
12. Current Zoning/Use

	<u>Zoning</u>	<u>Land Use</u>
North:	<u>RR5</u>	<u>Home</u>
South:	<u>AR</u>	<u>Farm Field</u>
East:	<u>RR5</u>	<u>Farm Field</u>
West:	<u>AR</u>	<u>Farm Field</u>

CHECKLIST

- ☐ Plans and written submittals. The following is a description of the plans, documents and written submittals required for the various permits by this chapter. Applications shall be submitted on forms provided by the Village Clerk, along with applicable fees as per the fee schedule. All plans and documents must be 11 inches by 17 inches reproducible, except one set of originals at D-size scale. A description of the intended uses, described in reasonable detail, shall include the following:
- a. Zoning. Existing zoning district(s) and proposed zoning district(s) (if different).
 - b. Land use plan designation. The designated type of use shown for the site on the Village Land Use Map.
 - c. Current land uses. Present land uses on the subject property.
 - d. Proposed land uses. Proposed land uses for the subject property.
 - e. Projected use. Projected number of residents, employees, and daily visitors.
 - f. Proposed development. The amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density floor area ratio, impervious surface area ratio, and landscape surface area ratio.
 - g. Operations. The operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loading, and traffic generation.
 - h. Building material. The exterior building and fencing material types and colors.
 - i. Expansion. Any possible future expansion and related implications.
 - j. Other information. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ Small location map. A map of the subject property showing all lands for which the use is proposed, and all other lands within 200 feet of the boundaries of the subject property. The location map shall clearly indicate the current zoning of the subject property and adjacent properties and show any other jurisdiction(s) that maintain control over the property. The location map shall be at a scale that is not less than one inch equals 800 feet, as well as a location map copy on a sheet no larger than 11 inches by 17 inches, showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Scale Site Plan: A site plan of the subject property as proposed for development. A site plan shall be submitted at scale (and a reduction at 11" x 17") that includes:
- a. A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - b. The date of the original plan and the latest date of revision to the plan;
 - c. A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals one hundred (100) feet;
 - d. A legal description of the subject property;
 - e. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - f. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - g. All required building setback lines;
 - h. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - i. The location and dimensions of all access points onto public streets;
 - j. The location and dimensions of all on-site parking (and off-site parking provision if they are to be employed), including a summary of the number and size of parking stalls provided versus the number required by this Ordinance;
 - k. The location and dimensions of all loading and service areas on the subject property and labels indicating the dimensions of such areas;

- l. The location of all outdoor storage areas and screening devices;
- m. The location, type, height, size and lighting of all signage on the subject property;
- n. The location, height, design/type, illumination power and orientation of exterior lighting on the subject property;
- o. The location and type of any permanently protected green space areas;
- p. The location of existing and proposed drainage facilities;
- q. In the legend, data for the subject property: (Lot Area, Floor Area, Floor Area Ratio, Impervious Surface Area, Impervious Surface Ratio, and Building Height.)

- ☐ Detailed Landscape Plan: At the same scale as the site plan (and a reduction at 11" x 17"), showing the location of all required buffer yards and landscaped areas and existing and proposed landscape point fencing and berm options for meeting said requirements.

- a. The individual plant locations, species, and size shall be shown.
- b. Screening such as: fencing types and berm heights shall be shown by size and height.

- ☐ Grading Plan: At the same scale as the site plan (and a reduction at 11" x 17") showing existing and proposed grades, including retaining walls and related devices and erosion control measures. It will include:

- a. Existing and proposed contours at a minimum of 2-foot contours;
- b. Existing and proposed spot elevations at corners of structures and significant changes in grade;
- c. Flow lines of all drainages.

- ☐ Elevation Drawings: Side views of proposed buildings, structures, or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photo of similar structures may be submitted, but not in lieu of adequate drawing showing the actual intended appearance of the buildings.

- ☐ Erosion Control Plan: At the same scale as the site plan (and a reduction at 11" x 17") showing all erosion control measures:

- a. Location and description of soil types which have been rated severe for erosion limitations by the U.S. Soil Conservation Service;
- b. Elevation and extent of all proposed grading;
- c. Plans and specifications for erosion control devices, such as: retaining walls, cribbing, planting, anti-erosion devices, and other protective measures;
- d. Drainage areas of the site, upstream and downstream culverts or other restrictions;
- e. Plans (written or drawn) for removal, re-contouring, or other disposition of sediment basins or other temporary devices;
- f. Plans prepared as per *Wisconsin Construction Site Best Management Practices Handbook*, prepared by the Wisconsin Department of Natural Resources.

- ☐ Storm Water Management: The storage and controlled release of excess storm water must be shown along with calculations indicating the development does not exceed the peak discharge of storm water runoff as occurring under the predevelopment existing conditions of the parcel, based upon a ten (10) year storm event. Where site detention is required for runoff control, the detention facilities shall safely pass the runoff of a one hundred (100) year storm through an emergency outlet.

Note: Applicant must be the landowner or his/her designee. Tenants, agents, designers, contractors, attorneys, etc. shall not sign application unless Power of Attorney is submitted with the application.

Jeff Jerde

Printed Name of Applicant

Signature of Applicant

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:
Meeting Date _____ Recommendation: Approved / Denied

Village Board:
Meeting Date _____ Decision: Approved / Denied

d. Proposed land use

- Horse boarding, Horse therapy, barrel races/horse competition

e. Projected use

- Once going, one or two employee's possible.

- 15 to 20 daily visitors

- night of barrel races, 250 to 300 visitors

f. Proposed development

-Don't fully understand what you are looking for here. Site plans have been submitted showing exactly what we are doing. Building will be landscaped all around with lawn and horse pastures.

g. operations

- water is from our well-no city water.

- peak hours will be nights of barrel races, approximately 14 races a year

- septic/sewer is all private, no city sewer or water

h. Building material

- post frame building. Again, see plan that was emailed

- colors-black roof, clay side walls, black stone

- to match all existing buildings

j. Other information

-Intent of this building is to keep up with or horse boarding and therapy business. Also to help continue our barrel races that bring hundreds of people into our community.

m. Signage

no plans of any signs at this point. Down the road there will be a sign on the corner of Maple Ridge and Ropel on my property.

n. Lighting

-standard LED lights on the front and side of building. Yard lights that are already installed and outdoor arena lights that are already installed.

o. Green space areas

-Buildings are surrounded by lawn and horse pastures.

p. drainage facilities

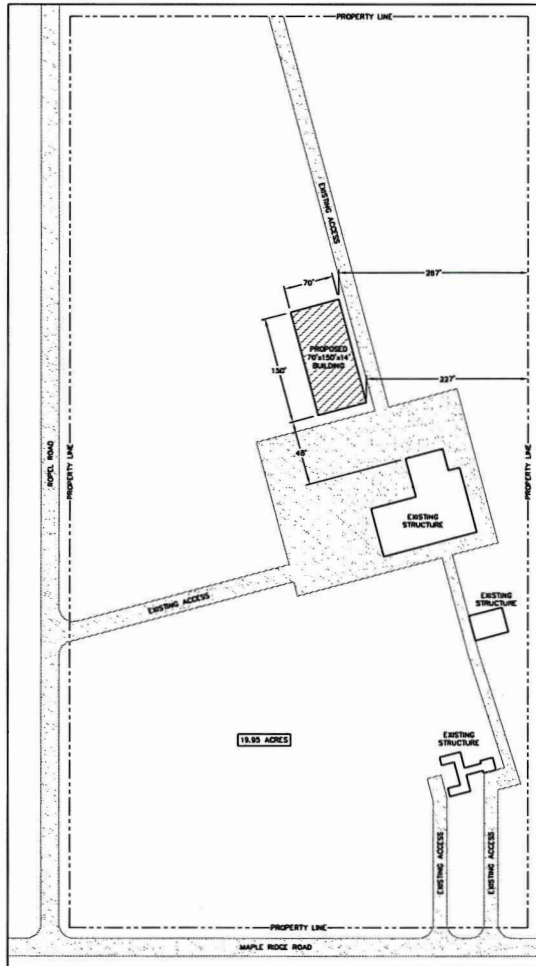
-we are in the country, no drainage facilities are in the area. All water will continue to run to ditch drainage surrounding property.

Drainage

-all drainage will run to west ditch and pond with natural flow and draitile.

MAPLE RIDGE RANCH

KRONENWETTER, WI



SITE PLAN
SCALE: 1"=80'

BUILDING INFORMATION:
NAME: MAPLE RIDGE RANCH
ADDRESS: 1840 MAPLE RIDGE ROAD
CITY: KRONENWETTER
STATE: WI
ZIP: 54455
COUNTY: MARATHON

NOTE:
OWNER/CONTRACTOR SHALL PROVIDE A PLAT SURVEY WITH PROPOSED BUILDING LOCATIONS AND NOTIFY ALL PROPOSED BUILDING SETBACKS AND LOCATION ON PROPERTY WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION AND MAKE ADJUSTMENTS ACCORDINGLY.

BUILDING SPECIFICATIONS

OWNER INFORMATION:		BUILDING DESIGN LOADS:	
- NAME:	JITZ #700	- (P ₀) =	50.0 PSF
- ADDRESS:	1840 MAPLE RIDGE ROAD	- (C ₀) =	0.80
- CITY:	KRONENWETTER	- (V ₀) =	1.00
- STATE:	WI	- (C ₁) =	1.10
- ZIP:	54455	- (P ₁) =	30.0 PSF
BUILDING DESIGN INFORMATION:		- (C ₂) =	0.80
- DESIGN CODE:	2018 W. CONW BLDG CODE	- (P ₂) =	30.0 PSF
- USE OF BUILDING:	WOMEN'S TRAINING/ASSIST	- (V ₁) =	30.0 PSF
- OCCUPANCY CLASSIFICATION:	GROUP III	*WITH UNBALANCED LOADS AS REQUIRED	
- CONSTRUCTION TYPE:	II	WIND:	
- RISK CATEGORY:	2	- B.M.S.	11.5 MPH
- FIRE SUPPRESSION SYSTEM:	NO	- EXPOSURE:	C
BUILDING AREA:		SEISMIC:	
- AREA OF WORK(PHASE 1):	1000.00 SQ.FT.	- SEISMIC IMPORTANCE FACTOR:	1.00
- AREA OF WORK(PHASE 2):	1000.00 SQ.FT.	- SPECTRA RESPONSE COEFFICIENT S ₀ :	0.002
- EXISTING BUILDING AREA:	1000.00 SQ.FT.	- SPECTRA RESPONSE COEFFICIENT S ₁ :	0.002
- TOTAL BUILDING AREA:	1000.00 SQ.FT.	- SITE CLASSIFICATION:	C
ALLOWABLE AREA (PER IBC 2018 APPENDIX C):		- SEISMIC DESIGN CATEGORY:	2
- TABLE AREA:	1000.00 SQ.FT.	TRUSS DEAD LOADS:	
- PERIMETER INCREASE:	0.00 SQ.FT.	- D.T.C.	2 PSF
- SPRINKLER INCREASE:	0.00 SQ.FT.	- D.L.C.	2 PSF
- TOTAL ALLOWABLE AREA:	1000.00 SQ.FT.		

MAJOR STRUCTURAL COMPONENTS

MIDWEST MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED IN THE DESIGN OF THIS BUILDING. ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A CHANGE ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIED.

*A CHANGE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS REQUIRED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.

COLUMNS:	ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, WELT CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	- DESIGNED IN ACCORDANCE TO 2015 IBC IF APPROVED THIRD PARTY INSPECTED - MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: 01000021242 - LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANELS:	- MIDWEST MANUFACTURING'S PRO-ROF STEEL PANEL - 30"X48" MINIMUM THICKNESS BEFORE PAINTING - 100# MINIMUM THICKNESS AFTER PAINTING - 600 GALVANIZED COATING PLUS ZINC PHOSPHATE - 40 YEAR PAINT WARRANTY - STRUCTURAL STRENGTH ASTM-A563 GRADE 80 (FULL HARD STEEL) - 82000 PSI MINIMUM YIELD STRENGTH

SHEET INDEX	
SHEET #	SHEET DESCRIPTION
01	SITE PLAN AND BUILDING SPECIFICATIONS
02	FOUNDATION
03	FOUNDATION PLAN AND DETAILS
04	FLOOR PLAN
05	ROOF TRUSSING PLAN
06	ROOF TRUSSING SECTION AND SECTION DETAILS
07	WALL SECTION AND SECTION DETAILS
08	WALL SECTION AND SECTION DETAILS
09	STEEL APPLICATION DETAILS AND GENERAL NOTES
10	SECTION DETAILS



ENGINEERING SERVICES
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
MAPLE RIDGE RANCH
KRONENWETTER, WI

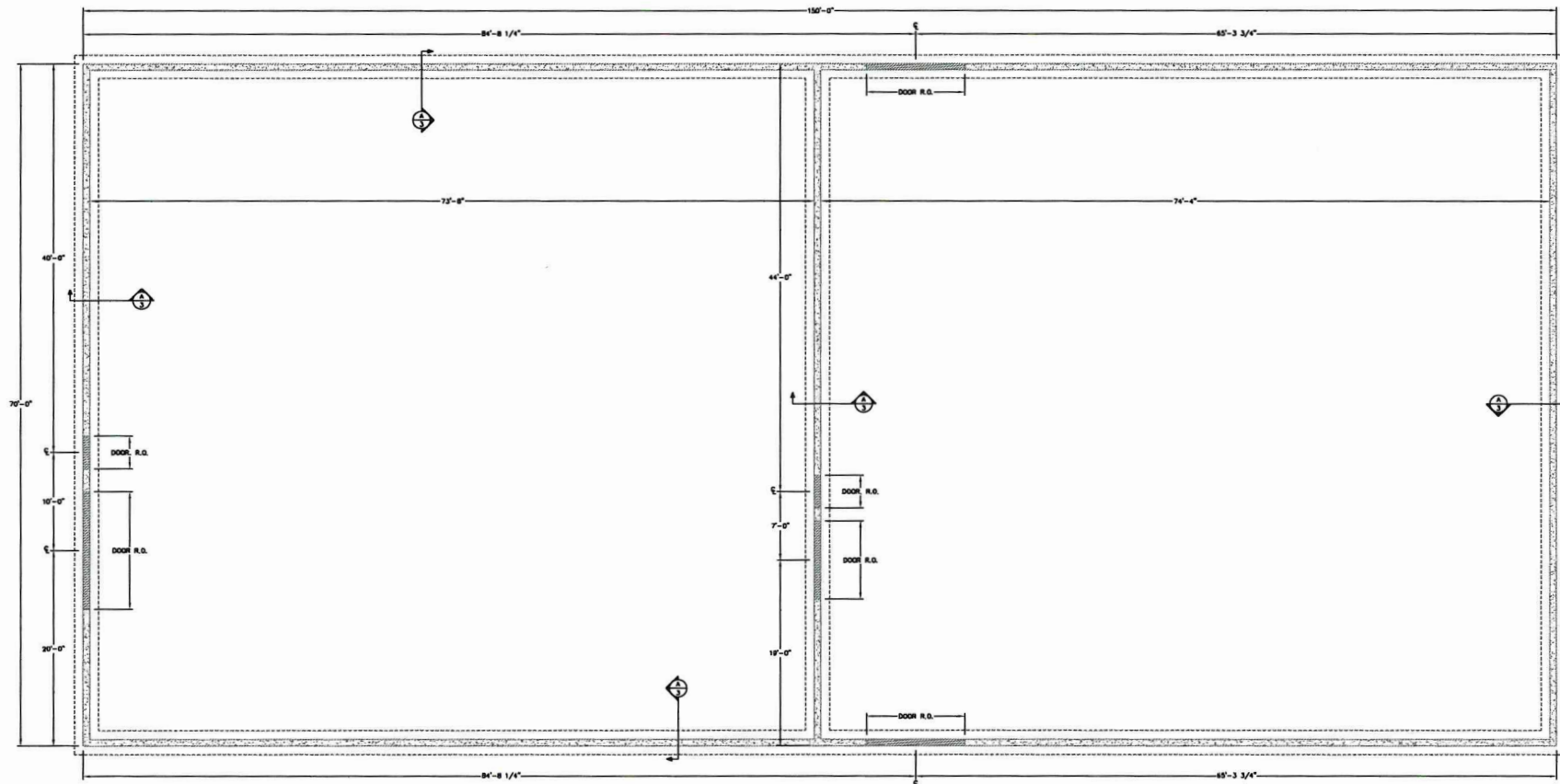
PROF. ENGINEER: MATT BUSHEE
PLAN DESIGNER: MATT BUSHEE
DRAWN BY: IPW
DATE: 1/28/2025
SCALE: AS NOTED

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			

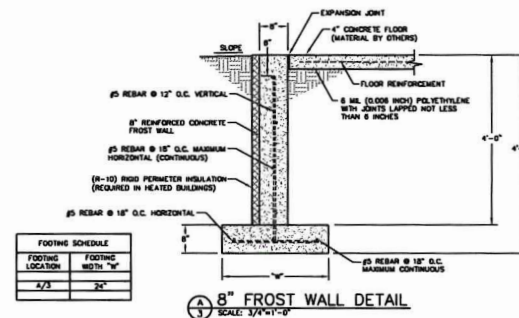
SHEET TITLE:
SITE PLAN AND BUILDING SPECIFICATIONS

FILE NAME: S00825W
SHEET NO.: **S1**



CONCRETE NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 --ALL #8 REBAR TO BE DEFORMED GRAD 60 OR BETTER AND HAVE A MINIMUM SLIP OVERLAP OF 36".
 --ALL #8 REBAR TO BE DEFORMED GRAD 60 OR BETTER AND HAVE A MINIMUM SLIP OVERLAP OF 36".
 --(10' HIG) HOODS SHALL EXTEND VERTICALLY UP TO THE CONCRETE WALL.
 --HOLD TOP OF WALL DOWN TO BOTTOM OF THE FLOORS AT ALL DOOR THRESHOLDS.
 --REINFORCING BARS SHALL BE PLACED AT TOP OF WALL.
 --OWNER/CONTRACTOR SHALL VERIFY ALL DOOR OPENING LOCATIONS PRIOR TO CONSTRUCTION.
 --FLOOR REINFORCEMENT SHALL BE EITHER #8 OR #4x4x4 CONCRETE HAVING 18" OR BETTER REBAR AT 18" O.C. EACH WAY.
 --ALL REBAR WITH CONCRETE POURED AGAINST SOIL SHALL HAVE A 3" CLEAR COVER.
 --BOTTOM OF CONCRETE FOOTING TO BE A MINIMUM OF 12" BELOW FINISHED GRADE.
 --PERIMETER INSULATION SHALL BE INSTALLED BY A RIGID, GRADE, & WEATHER-RESISTANT PROTECTIVE CONCERNING TO PREVENT THE DEGRADATION OF INSULATION. THE PROTECTIVE CONCERNING SHALL BE INSTALLED TO FULLY COVER THE EXPOSED AREA OF THE PERIMETER INSULATION.
 --CONCRETE SHALL BE VERIFIED TO THE BUILDING INSPECTOR THAT THIS IS PROPERLY PROVIDED.
 --FOR SOIL INFORMATION REQUIREMENTS SEE GENERAL NOTES ON SHEET S1.



FOOTING SCHEDULE	
FOOTING LOCATION	FOOTING WIDTH "W"
A/3	24"



PROJECT TITLE:
**MAPLE
 RIDGE
 RANCH**
 KRONENWETTER, WI

PROF. ENGINEER:	MATT BUSHEE
PLAN DESIGNER:	MATT BUSHEE
DRAWN BY:	JPW
DATE:	1/28/2025
SCALE:	AS NOTED

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:	
FOUNDATION PLAN AND DETAILS	
FILE NAME:	S00825W
SHEET NO.	

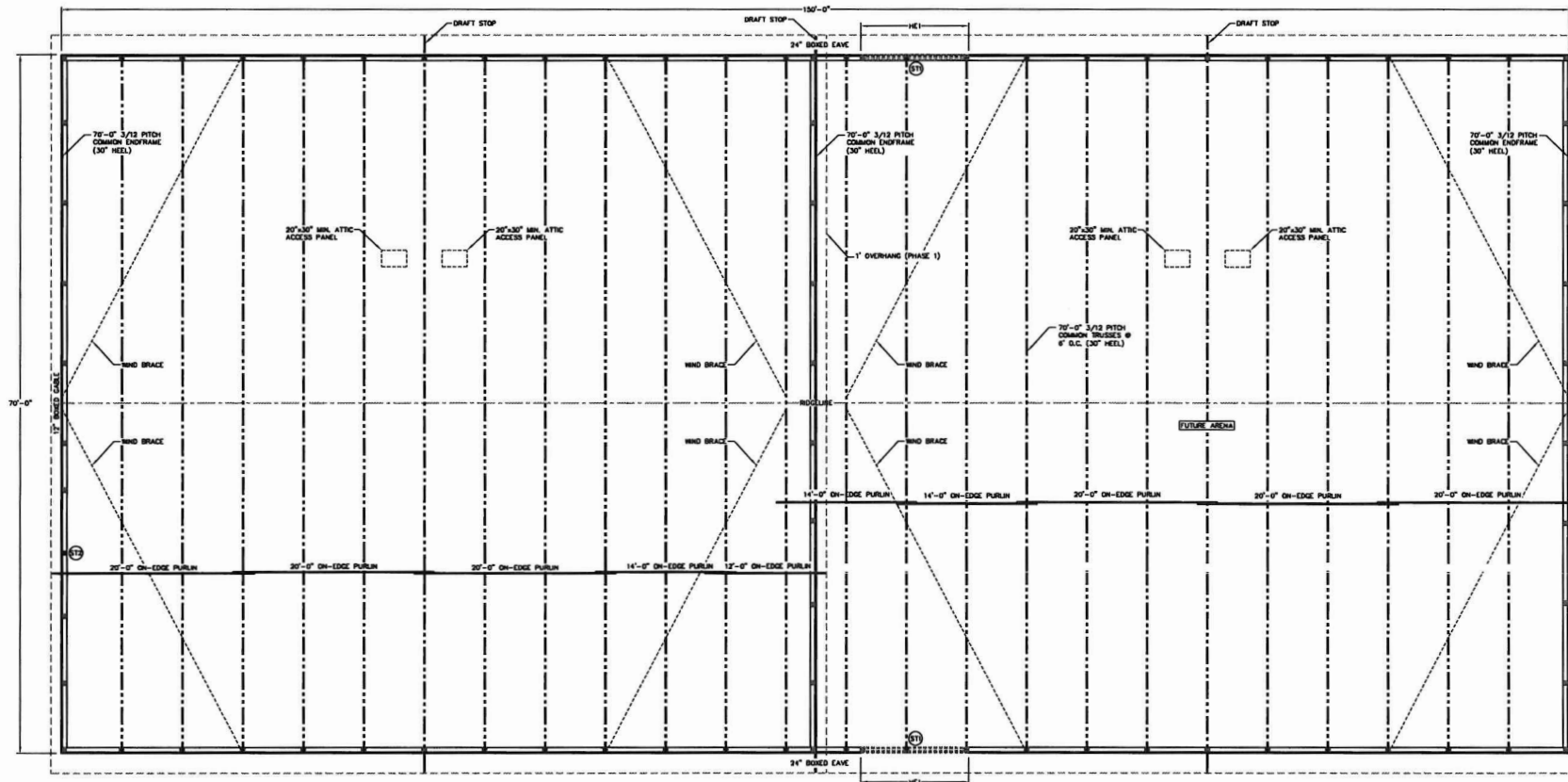
S3



PRO-INFLAMM. (P-I) BRADICIN DESIGNATION
P-I-0 = 0' UNIMODAL BRADICIN
P-I-1 = 1' UNIMODAL BRADICIN
P-I-2 = 2' UNIMODAL BRADICIN
P-I-3 = 3' UNIMODAL BRADICIN
P-I-4 = 4' UNIMODAL BRADICIN
P-I-5 = 5' UNIMODAL BRADICIN
P-I-6 = 6' UNIMODAL BRADICIN
P-I-7 = 7' UNIMODAL BRADICIN
P-I-8 = 8' UNIMODAL BRADICIN
P-I-9 = 9' UNIMODAL BRADICIN
P-I-10 = 10' UNIMODAL BRADICIN
P-I-11 = 11' UNIMODAL BRADICIN
P-I-12 = 12' UNIMODAL BRADICIN
P-I-13 = 13' UNIMODAL BRADICIN
P-I-14 = 14' UNIMODAL BRADICIN
P-I-15 = 15' UNIMODAL BRADICIN
P-I-16 = 16' UNIMODAL BRADICIN
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P-I-112 = 112' UNIMODAL BRADICIN
P-I-113 = 113' UNIMODAL BRADICIN
P-I-114 = 114' UNIMODAL BRADICIN
P-I-115 = 115' UNIMODAL BRADICIN
P-I-116 = 116' UNIMODAL BRADICIN
P-I-117 = 117' UNIMODAL BRADICIN
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P-I-124 = 124' UNIMODAL BRADICIN
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P-I-126 = 126' UNIMODAL BRADICIN
P-I-127 = 127' UNIMODAL BRADICIN
P-I-128 = 128' UNIMODAL BRADICIN
P-I-129 = 129' UNIMODAL BRADICIN
P-I-130 = 130' UNIMODAL BRADICIN
P-I-131 = 131' UNIMODAL BRADICIN
P-I-132 = 132' UNIMODAL BRADICIN
P-I-133 = 133

NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF
COLUMNS EXCEPT FOR CORNERS AND OVERHEAD
DOOR JAMBS OR UNLESS NOTED OTHERWISE.

[illegible]



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

HEADER SCHEDULE		
HEADER LOCATION	HEADER DESCRIPTION	REFERENCE DETAIL(S)
HE1	3-PLY 2X12 JOIST WITH TOP (2.0X) OVERHEAD DOOR HEADER	A7B

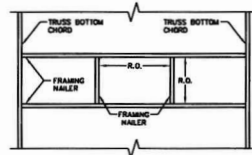
STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3-PLY 2X12 STUB COLUMN (OUT TO FIN)	2
ST2	3-PLY 2X12 STUB COLUMN (OUT TO FIN)	1

NOTE: WIND BRACE SHALL BE A 2X4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/100-300 RINGSHANK NAILS AT EACH END AND 8"/12"-100 RINGSHANK NAIL AT EACH BRACE TO PURLIN LOCATION.

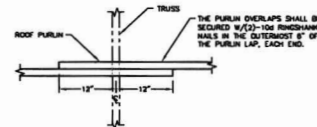
NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEETS FOR LATERAL BRACE LOCATIONS.

NOTE: STUB COLUMNS TO BE PLACED AT CENTER OF ENDWALL DOOR OPENINGS UNLESS NOTED OTHERWISE.

NOTE: ATTIC AREA SHALL BE COMPARTMENTALIZED INTO AREAS NOT GREATER THAN 3000 SQ. FT. BY FIRE STOPPING AS SPECIFIED IN DIV. 7.1.4. EVERY ATTIC COMPARTMENT SHALL BE PROVIDED WITH A 20'X30' ACCESS PANEL FROM LOWER AREA OR ACCESS PANELS IN COMPARTMENT WALLS SHALL BE PROVIDED WITH SELF CLOSING DEVICES. (INCLUDES OVERHANGS)



ATTIC ACCESS FRAMING
SCALE: 1/2"=1'-0"



NOTE: 2X4 ROOF PURLINS (ON-EDGE) AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/100-300 RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

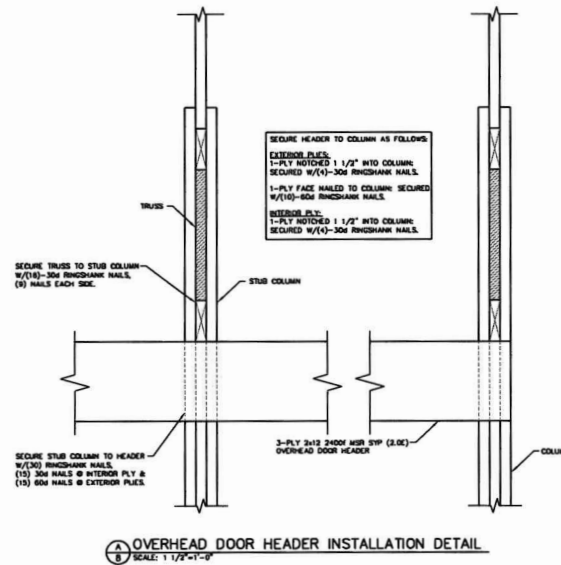
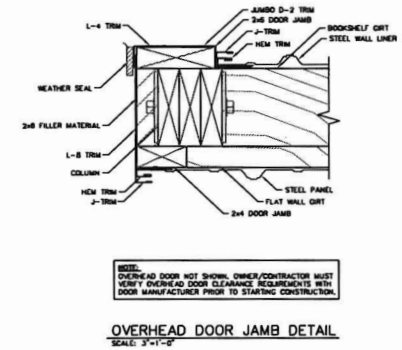
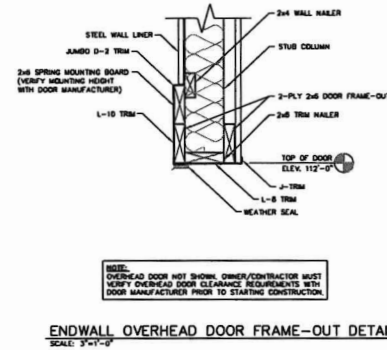
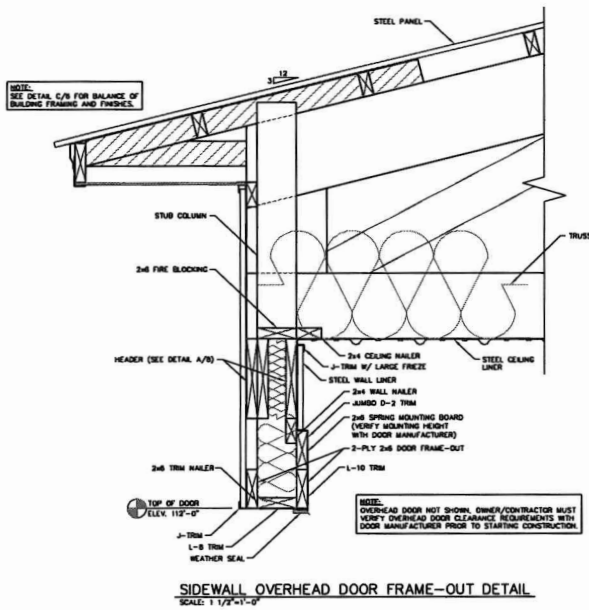
PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"



ENGINEERING SERVICES
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEER@HOBASWESTMANUFACTURING.COM

PROJECT TITLE:			
MAPLE RIDGE RANCH			
KRONENWETTER, WI			
PROF. ENGINEER: MATT BUSHEE			
PLAN DESIGNER: MATT BUSHEE			
DRAWN BY: JFW			
DATE: 1/28/2025			
SCALE: AS NOTED			
REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			
SHEET TITLE:			
ROOF FRAMING PLAN			
FILE NAME: S00825W			
SHEET NO.			

S5



ENGINEERING SERVICES

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEER@HOMESTAYMANUFACTURING.COM

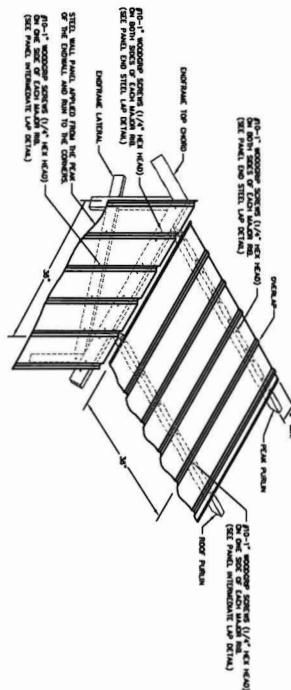
PROJECT TITLE: **MAPLE RIDGE RANCH**
KRONENWETTER, WI

PROF. ENGINEER: MATT BUSHEE
PLAN DESIGNER: MATT BUSHEE
DESIGNED BY: JPB
DATE: 1/28/2023
SCALE: AS NOTED

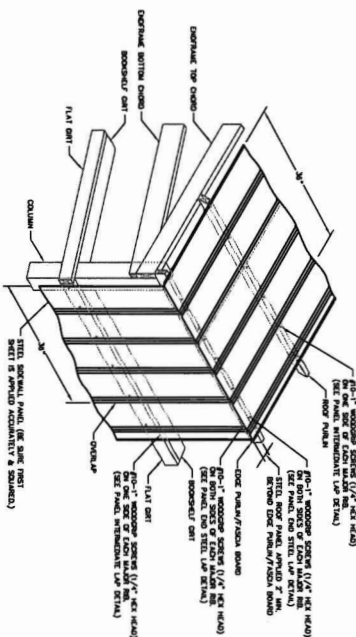
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

SHEET TITLE: **OVERHEAD DOOR DETAILS**

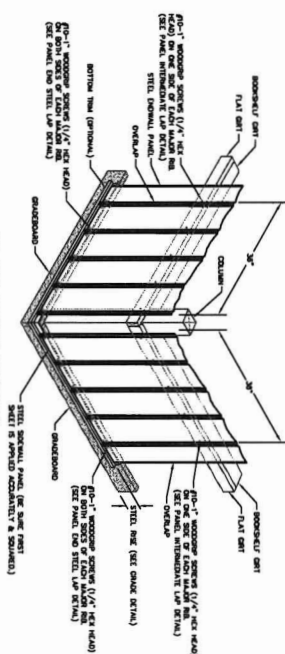
FILE NAME: S00825WI
SHEET NO. **S8**



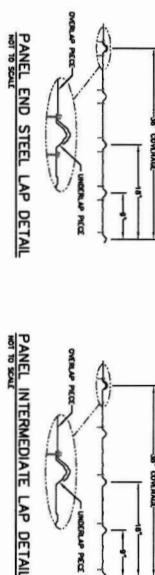
ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE



STEEL APPLICATION DETAILS



PANEL END STEEL LAP DETAIL
NOT TO SCALE

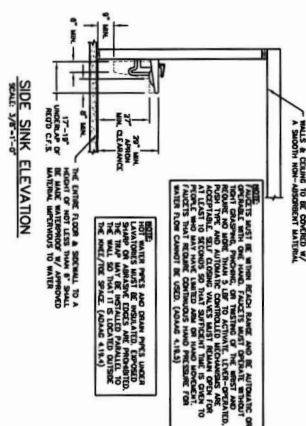
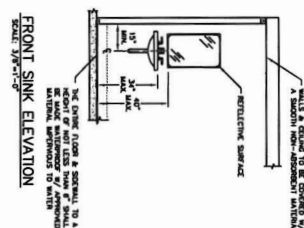
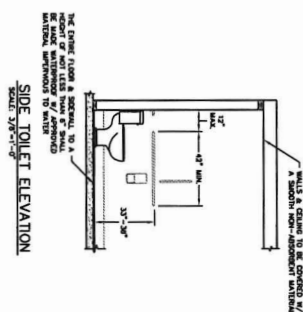
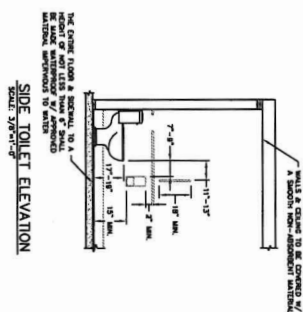
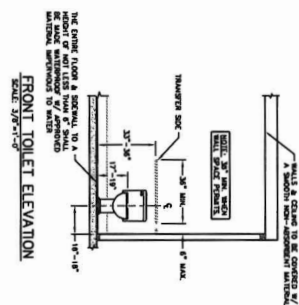
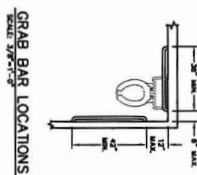
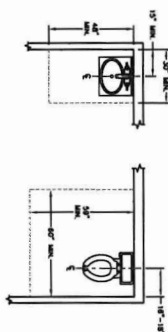
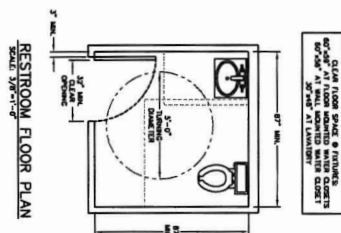
PANEL INTERMEDIATE LAP DETAIL
NOT TO SCALE


- [illegible]

GENERAL NOTES

- [illegible]

[illegible]





ENGINEERING SERVICES

10000 1st Avenue, Suite 200
 San Diego, CA 92108
 (619) 594-9000
 Fax: (619) 594-9001
 E-mail: info@mm-engineering.com
 Web: www.mm-engineering.com

PROJECT TITLE: MAPLE RIDGE RANCH

KNOWLEDGE/TYPE: MH

PROJECT ENGINEER: MATT BOWEN

PLANNING DESIGNER: MATT BOWEN

DRAWING BY: PM

DATE: 1/26/2003

SCALE: AS SHOWN

REVISIONS

NO.	DESCRIPTION	BY
1		
2		

SHEET TITLE: RESTROOM DETAILS

FILE NAME: S008235W

SHEET NO:

S10



Report to Planning Commission

Agenda Item: AMERICAN ASPHALT OF WI, 1116 HAPPY HOLLOW, CONDITIONAL USE PERMIT RENEWAL

Meeting Date: March 31, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: AMERICAN ASPHALT OF WI, 1116 HAPPY HOLLOW, CONDITIONAL USE PERMIT RENEWAL

OBJECTIVE(S): American Asphalt submitted a Conditional Use Permit Renewal Application for Non-Metallic Mining at Plant 22 Sand Pit Site (1116 Happy Hollow Road). No complaints have been filed with the Village. Staff recommends the Committee approve the Conditional Use Permit Renewal Application.

HISTORY/BACKGROUND: The Village typically renews Non-Metallic Mining Conditional Use Permits for 1 year. Their current permit expires on June 30, 2025. American Asphalt requests the Planning Commission to consider extending the renewal period to every 3-5 years for this particular site. On March 17, 2025, the Planning Commission had concerns with the PIN number and address represented on the CUP Renewal Application. Staff was directed to research the original Nonmetallic Mining CUP and past renewals to confirm the area (parcels) included today were included within the original CUP applications.

In 1998 a Non-Metallic Mining CUP was issued for the “Emmerich Property,” which included PIN: 145-2707-104-0978. In 2000 a second Non-Metallic Mining CUP was issued for “Plant 22 Site,” which included PIN’s: 145-2707-104-0984, 145-2707-104-0989 and 145-2707-103-0968. Finally, in 2005 a third Non-Metallic Mining CUP was issued for PIN: 145-2707-104-0977.

Per electronic records and paper files, CUP Renewals were submitted and approved to cover all parcels mentioned above. The property address listed on the renewals has always been 1116 Happy Hollow Road. Parcel Identification Numbers provided have varied. Site maps were not attached to every renewal application. Those that did, one as recent as 2023 included all parcels approved under the previous three CUPs.

RECOMMENDED ACTION: To consider approving a 3-5-year renewal instead of the current one-year renewal requirement for the American Asphalt Plant 22 Sand Pit Site.

ATTACHMENTS: Conditional Use Permit Renewal Application.

Conditional Use Permit Renewal Application

Application Fee: \$200

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

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

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

Section 3, Item D.



1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200
www.kronenwetter.org

Applicant Information

1. Applicant Name American Asphalt of WI Phone Number 715-693-5200
Address PO Box 98 Mosinee, WI 54455
Email matt.eslinger@americanasphaltowi.com
2. Owner Name Mathy Construction Co Phone Number 608-783-6411
Address PO Box 189 Onalaska, WI 54650
Email jason.weiker@milestonematerials.com
3. Prepared By Company Name Applicant Name _____
Address _____
Phone Number _____ Email _____

Property Information

4. Property Address 1116 Happy Hollow Road, Plant 22 Sand Pit
5. Parcel Identification # (PIN) 145-2707-104-0984, 145-2707-104-0978, 145-2707-104-0989, 145-2707-103-0968, 145-2707-104-0977
6. Location of Site (attach map): See Map
7. Legal Description (attach an additional sheet if necessary): Sec. 10, T27N, R7E
8. Current Zoning District: M-2 General Industrial 9. Parcel Acreage: 53.47
10. Original Conditional Use Permit request from Section 520- 121 of the Zoning Ordinance to allow: Nonmetallic mining
11. Issuance Date of Original Conditional Use Permit: 1998
12. Expiration Date of Current Conditional Use Permit: 6-30-25
13. Number of Times Permit has been renewed: Annually

Daily hours of operation are from 6:00am - 8:00pm Monday - Saturday. Restoration per approved reclamation plan. Site is screened with topsoil berm.

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

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

2-28-25

Date

Date
2-28-25

Prepared By _____ Date _____

Application Received 2/28/2005 Check # 531064532

Meeting Date 3/17/2025 Recommendation: Approved / Denied
Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year
Conditions (see attached)

Section 3, ItemD.

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