



PLAN COMMISSION MEETING AGENDA

July 27, 2026 at 4:00 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. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- C. CSM Happy Hollow Road - Dean Prohaska
- D. Rezone Marathon County Highway Facility
- E. CSM Marathon County Highway Facility
- F. Action on reviewing zoning and subdivision codes
- G. Septic Tank Ordinance
- H. Twin Home/Zero lot line

4. NEXT MEETING: August 17, 2026

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: 07/22/2026 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: Certified Survey Map: Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455. Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

Meeting Date: June 15, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Kim Coyle

Report Prepared by: Kim Coyle

AGENDA ITEM: Certified Survey Map: Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455.

OBJECTIVE(S): To review and approve the proposed Certified Survey Map.

HISTORY/BACKGROUND: Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455, requests one lot CSM. The existing parcel is 39.32 acres. They propose to create one lot from lot 2 and will be 2 acres in size. The proposed lots meet the minimum area (2.0 acres), minimum lot width 150ft and minimum frontage (80ft) requirements of (RR2) Rural Residential Zoning.

RECOMMENDED ACTION: To approve the CSM as proposed.

ATTACHMENTS: CSM Application and Staff Report.

PARCEL # 145-2707-161-0975 (DEAN PROHASKA)
CSM REQUEST

STAFF REPORT FOR PLANNING COMMISSION

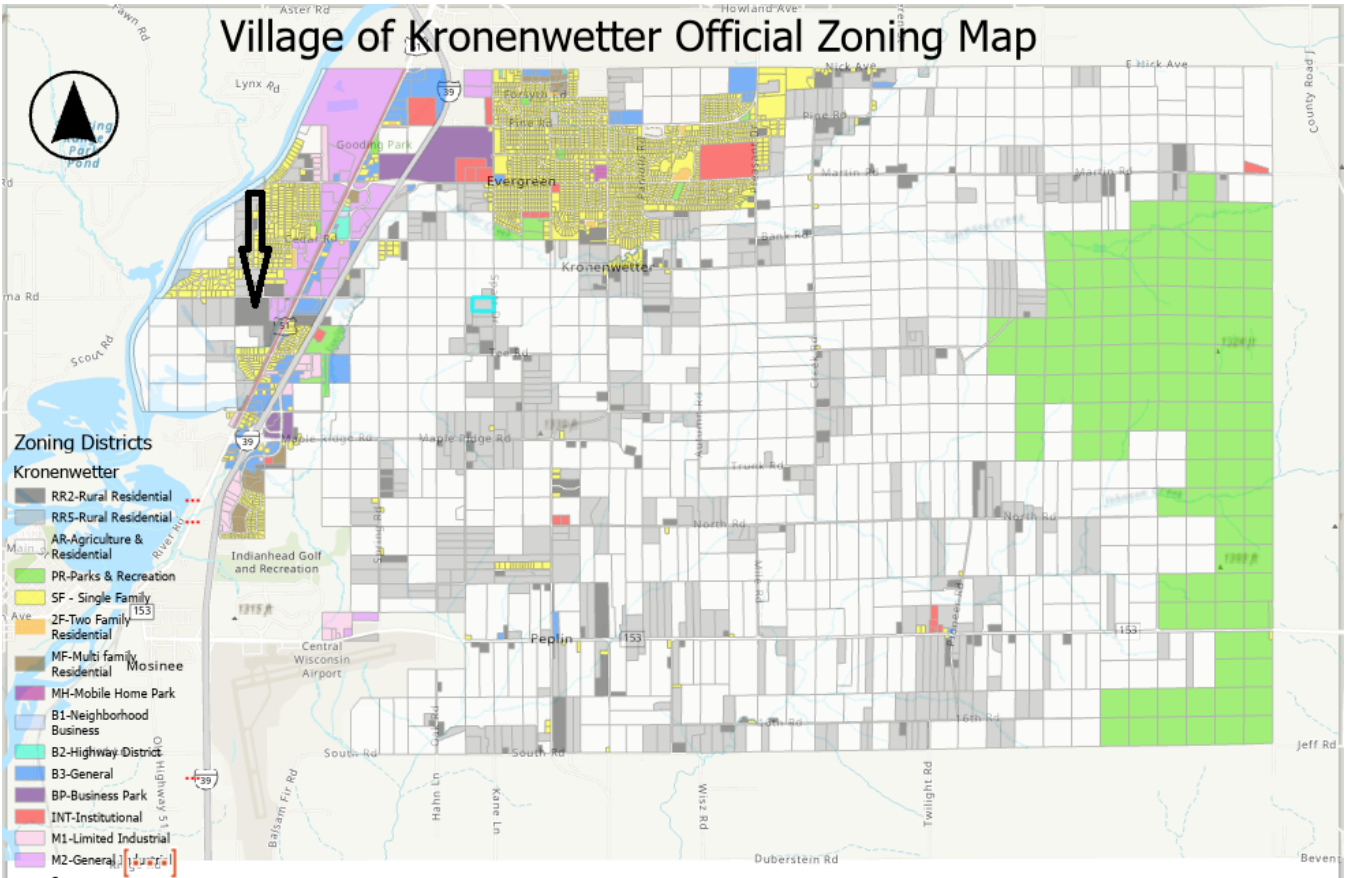
PUBLIC HEARINGS/ MEETINGS: Plan Commission Meeting: 6:00 p.m. July 20, 2026

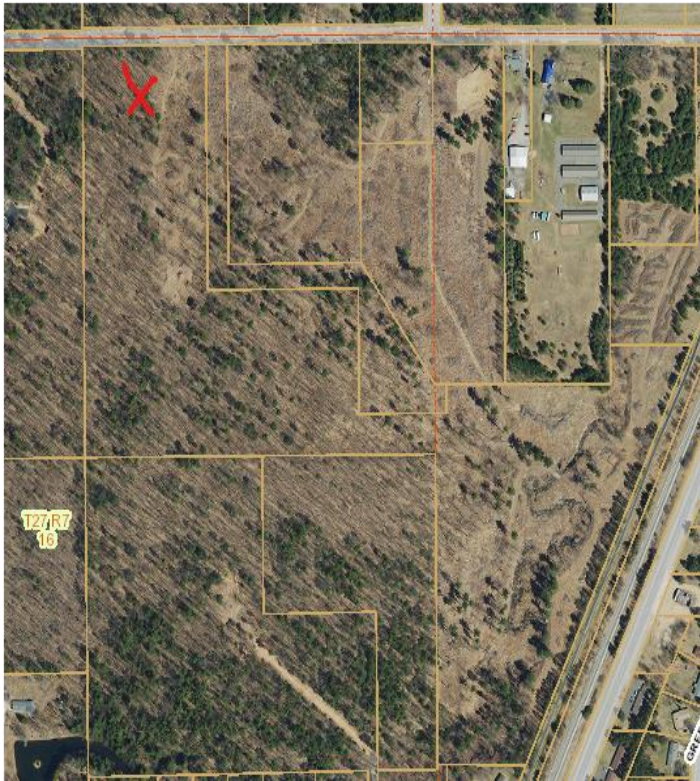
APPLICANT: Dean Prohaska

OWNER: Dean Prohaska

LOCATION OF REQUEST: Happy Hollow Road, Kronenwetter, WI 54455 (See Map1)

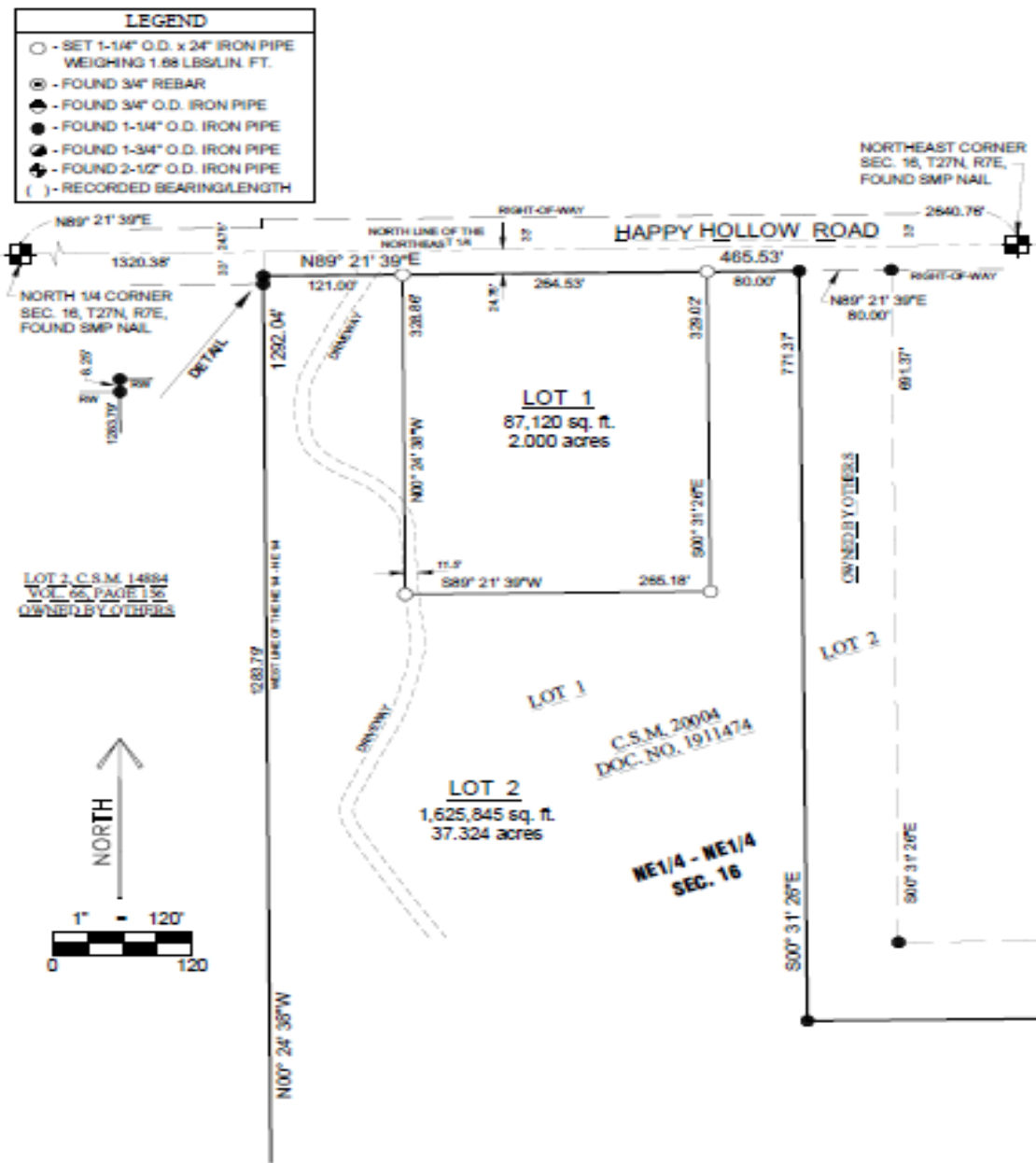
Map 1: Location Map
Source Data: Marathon Co. GIS





2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)

MARATHON CO. CERTIFIED SURVEY MAP
Of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



SHEET 2 OF 3

	RIVERSIDE LAND SURVEYING LLC		DRAWN BY M.F.L.	FIELD WORK MAY 5, 2026
	5319 WILLOW STREET, WESTON, WI 54476		CHECKED BY K.J.W.	PROJECT NO. 4306
	PH 715-243-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com		PREPARED FOR: DEAN PROHASKA	

MARATHON CO. CERTIFIED SURVEY MAP

Of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

That the above described parcel of land contains 1,712,965 square feet or 39.324 acres, more or less;

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

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

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

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

Dated this _____ day of _____

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

NOTES:

1. THE FLOODPLAIN AS SHOWN HEREON WAS SCALED FROM THE MARATHON COUNTY GIS AND FEMA FLOODPLAIN MAPPING AND IS APPROXIMATE.
2. OWNERS WILL HAVE TO PREPARE AND RECORD DEEDS TO TRANSFER TITLE RIGHTS TO LOTS 1 AND 2 AS SHOWN HEREON.

VILLAGE OF KRONENWETTER:

I, the Zoning Administrator for the Village of Kronenwetter hereby certify, pursuant to the Village of Kronenwetter Subdivision Ordinance that the Plan Commission approved this survey map on:

This _____ day of _____, 2026

Community Development/Zoning Administrator

Date Signed

SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK MAY 5, 2025
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR: DEAN PROHASKA	

CSM REQUEST:

Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455, requests a One Lot CSM. One Existing parcel, Lot 2 (37.324 acres) will be reconfigured to create Out lot 1 (2.00 acres). Proposed Lot 1 meets the minimum area (2 acres), minimum lot width (264.53ft) and minimum frontage (100ft) requirements of RR2 – Rural Residential 2 Zoning District.

RECOMMENDED MOTION:

To approve the CSM as proposed.

Certified Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter \$460-16
Certified Survey Map (CSM) procedure.

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



Applicant Information

1. Applicant Name Keith Walkowski Phone Number 715-574-6767
Address 5310 Willow St. Weston, WI 54476
Email Keith@Riversidelandsurveying.com

2. Property Title holder Name Dean Prohaska Phone Number 715-571-8988
Address P.O. Box 557, Schofield, WI 54476
Email dean@deanprohaska.com

3. Prepared By Company Name Riverside Land Surveying LLC
Address 5310 Willow St. Weston, WI 54476
Phone Number 715-241-7500 Email keith@riversidelandsurveying.com

Property Information

4. Property Address Happy Hollow Road (Vacant Property)

5. Section 15&16 Township 27N Range 7E 6. Parcel Identification # (PIN) 145 2707 161 0975

7. Legal Description (attach an additional sheet if necessary) See Narrative Sheet

8. Parcel Acreage 39.324 9. Zoning District RR-2

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

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

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

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

Keith J Walkowski

(Printed Name of Applicant)



(Signature of Applicant)

7-1-25

(Date)



CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

Legal Description

Of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

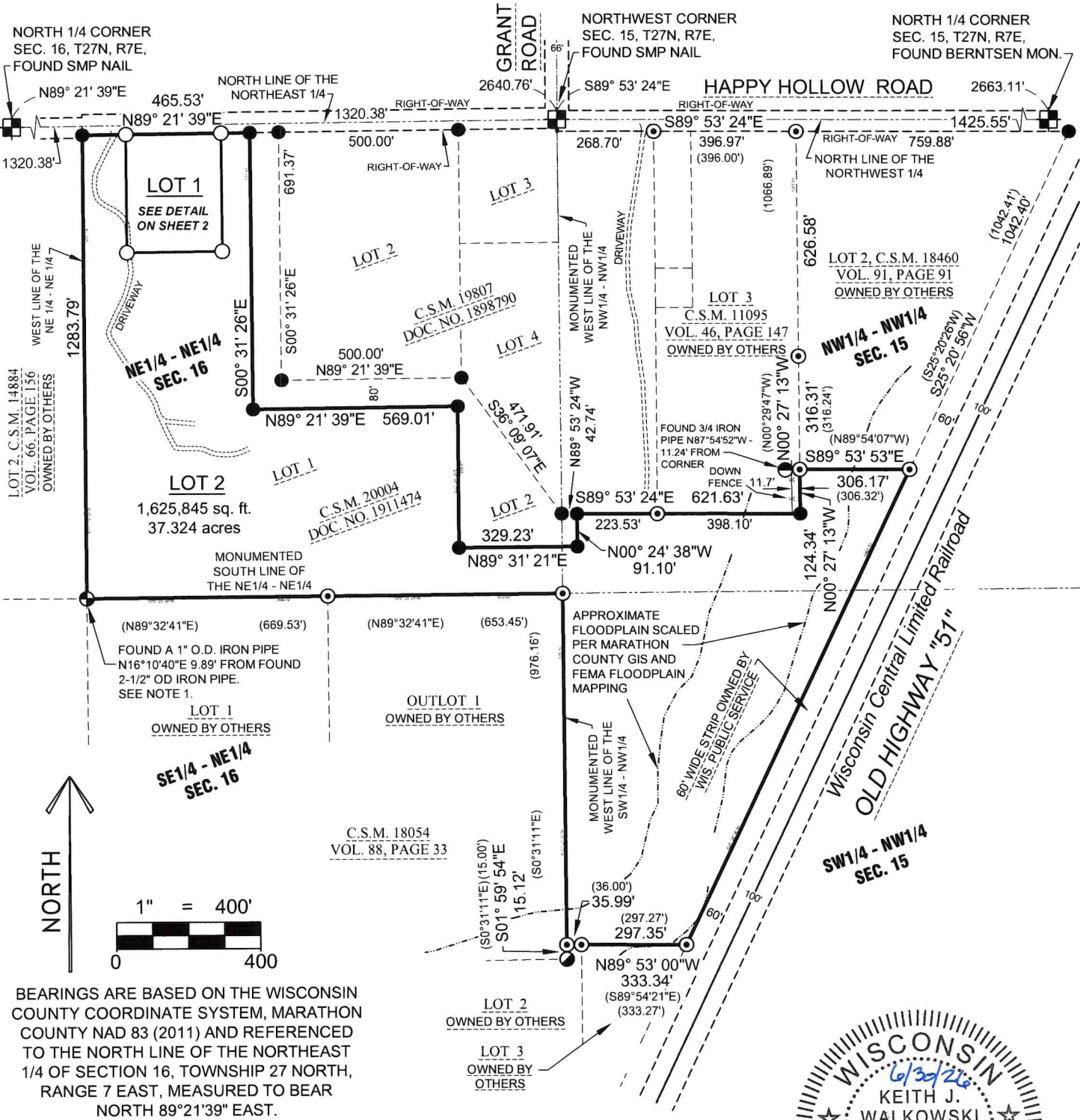
CSM Application Narrative for Dean Prohaska

The property is currently zoned RR-2. The intent of the Certified Survey Map is to create a new 2 acre lot for a building site for Dean Prohaska's daughter to build on.

- 1a. Currently the property is vacant and is partially open and wooded. The adjoining properties are larger lots, mostly wooded and are vacant or have residential homes on them.
- 1b. There are no known legal right-of-ways or easements affecting the property.
- 1c. There are no known existing covenants.
- 1d. Parkland fee will be paid for the new lot.
- 1e. There are no other proposals planned at this time.

MARATHON COUNTY
CERTIFIED SURVEY MAP

Of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°21'39" EAST.

LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
●	FOUND 3/4" O.D. IRON PIPE
●	FOUND 1-1/4" O.D. IRON PIPE
●	FOUND 1-3/4" O.D. IRON PIPE
●	FOUND 2-1/2" O.D. IRON PIPE
()	RECORDED BEARING/LENGTH

SEE NOTES ON SHEET 3



SHEET 1 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK MAY 5, 2026
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR: DEAN PROHASKA	

MARATHON CO. CERTIFIED SURVEY MAP

Of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

That the above described parcel of land contains 1,712,965 square feet or 39.324 acres, more or less;

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

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

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

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

Dated this 30TH day of JUNE, 2026

Keith J. Walkowski

Riverside Land Surveying LLC

Keith J. Walkowski

P.L.S. No. 2717



- NOTES:
- 1. THE FLOODPLAIN AS SHOWN HEREON WAS SCALED FROM THE MARATHON COUNTY GIS AND FEMA FLOODPLAIN MAPPING AND IS APPROXIMATE.
 - 2. OWNERS WILL HAVE TO PREPARE AND RECORD DEEDS TO TRANSFER TITLE RIGHTS TO LOTS 1 AND 2 AS SHOWN HEREON.

VILLAGE OF KRONENWETTER:

I, the Zoning Administrator for the Village of Kronenwetter hereby certify, pursuant to the Village of Kronenwetter Subdivision Ordinance that the Plan Commission approved this survey map on:

This _____ day of _____, 2026

Community Development/Zoning Administrator _____ Date Signed _____

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK MAY 5, 2026
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR: DEAN PROHASKA	



Report to Planning Commission

Agenda Item: Zoning Change Request: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403

Meeting Date: July 20, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Kim Coyle

Report Prepared by: Kim Coyle

AGENDA ITEM: Proposed Zoning Change Request: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403

OBJECTIVE(S): To review the Zoning Change Request.

HISTORY/BACKGROUND: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.24 acres from B3, SF and AR to M2 General Industrial, located at 2302, 2328, 2322, 2312, 2338, 2342, 2384 and 2388 Old Hwy 51. Rezoning properties to the M-2 General Industrial District to accommodate the combination and development of a new County Highway Facility. The existing Highway facilities are outdated and no longer meet operational, spatial, or safety needs. The proposed location provides direct access to the regional transportation network and sufficient area for efficient, modern operations. Rezoning into the M-2 district is necessary because the use of a Highway Facility is not permitted in the current B-3 or Residential districts. The M-2 district appropriately accommodates this essential public works and transportation infrastructure that serve the entire County.

RECOMMENDED ACTION: Motion to recommend the Village Board approve the zoning change request of Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.247 acres from B3, SF and AR to M2 General Industrial

§ 520-118. - **Amendments to official zoning map (rezonings).**

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

ATTACHMENTS: Zoning Change Request and Staff Report

OLD HWY 51, KRONENWETTER, WI 54455
ZONING CHANGE REQUEST

STAFF REPORT FOR PLANNING COMMISSION

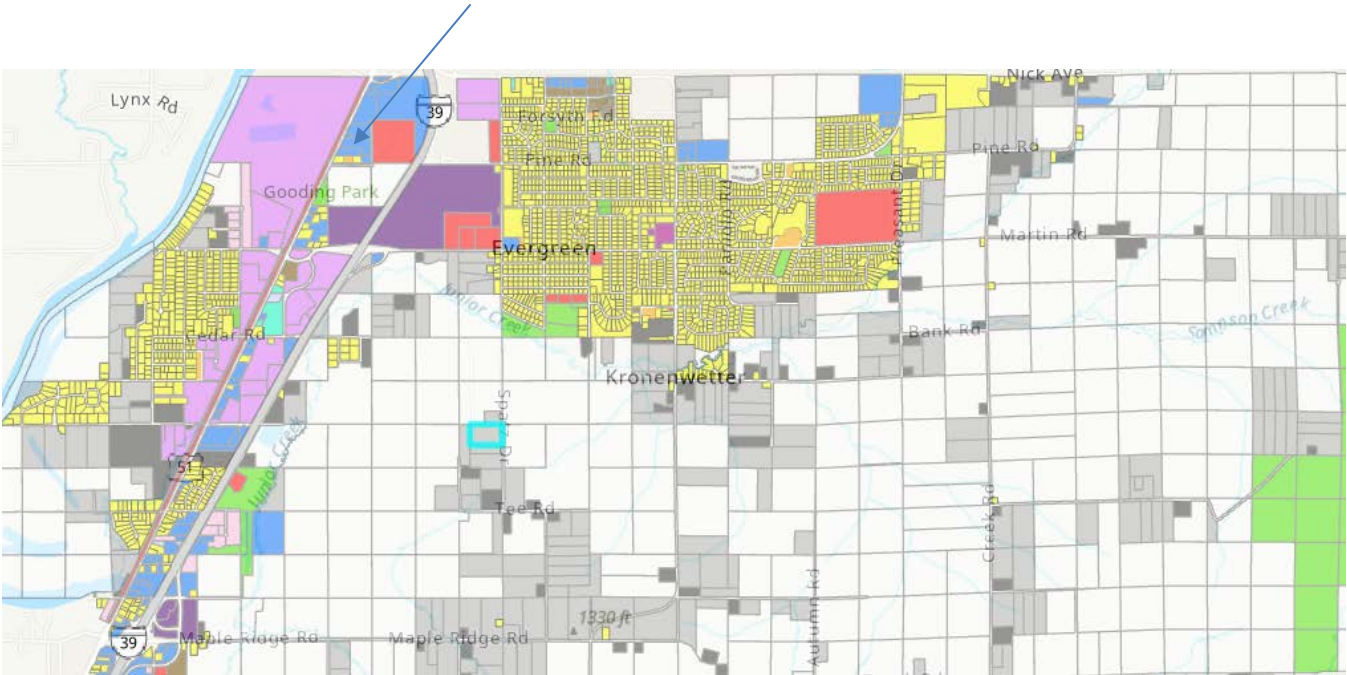
PUBLIC HEARINGS/ MEETINGS: Plan Commission Public Hearing: 6:00 p.m. July 20, 2024

APPLICANT: Troy Torgerson
Marathon County Highway Department
500 Forest Street
Wausau, WI 54403

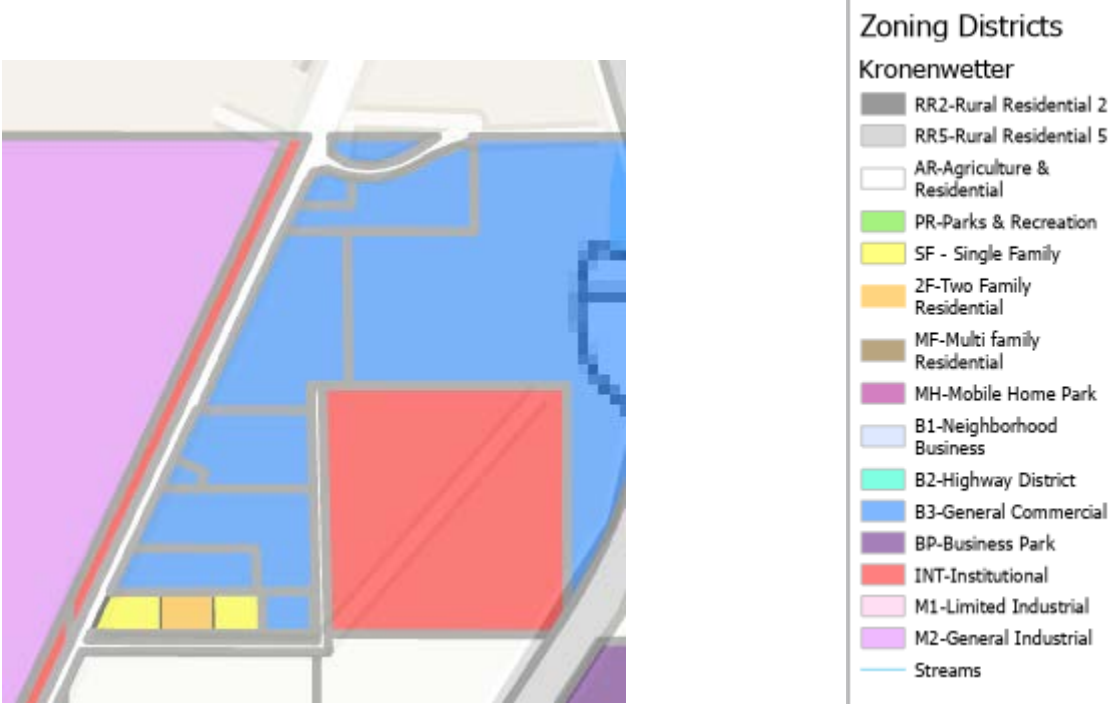
OWNER: Marathon County Highway Department
500 Forest Street
Wausau, WI 54403

Prepared By: David R. Decker
Marathon County Surveyor

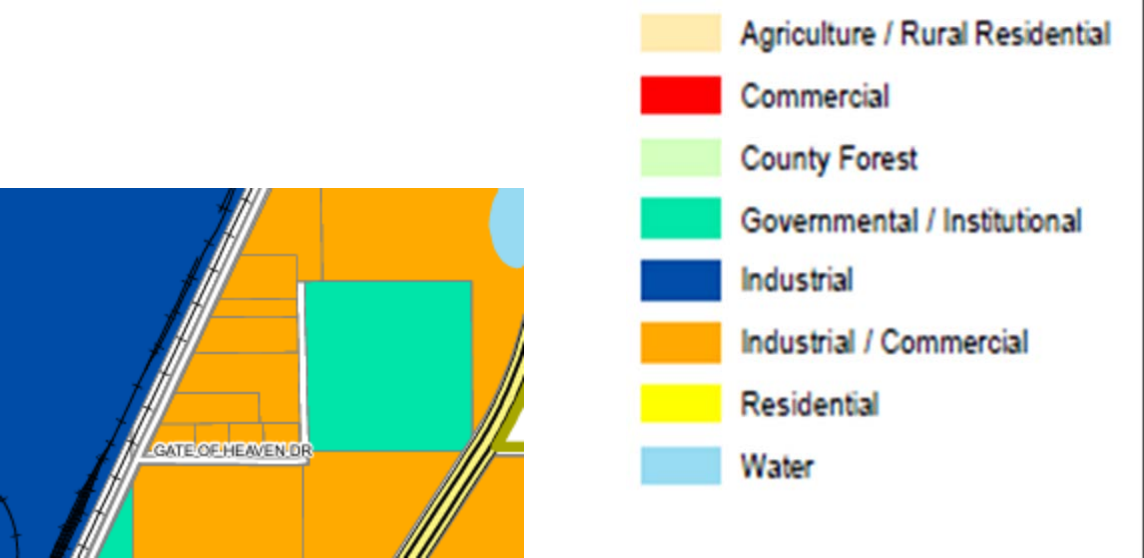
LOCATION OF REQUEST: OLD HWY 51, KRONENWETTER, WI 54455



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



Map 2: Current Zoning
(Source Data: Village of Kronenwetter)



Map 3: Future Land Use Map
(Source Data: Village of Kronenwetter)

Future Land Use Plan

Industrial/Commercial: Area designated for concentrated development in an industrial park (heavy) or business park (light / office) setting.

Industrial: Light and heavy industrial development. Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use. A "Heavy Industrial" use may include activity conducted partially or wholly outside of an enclosed building and may be associated with nuisance conditions.

Commercial: Lower impact commercial uses such as retail stores, taverns, restaurants, business offices, motels/hotels, offices, telephone/gas company, gas stations.



Map 4: Aerial Photo
(Source Data: Marathon County)

Parcel Identification Numbers: 145-2707-022-0958 (B3), 145-2707-0220-957 (SF), 145-2707-022-0968 (B3), 145-2707-022-0969 (B3), 145-2707-022-0973(SF), 145-2707-022-0975 (2F), 145-2707-022-0971 (SF), 145-2707-022-0970 (B3), 145-2707-023-0992(AR).

Current Zoning: B3, SF and AR (see Map 2)

COMPREHENSIVE PLAN FUTURE LAND USE: Industrial/Commercial (See Map 3)

LEGAL NOTIFICATION: A legal advertisement was published in the Wausau Daily Herald on July 6, 2026, and July 12, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on July 5, 2026.

INTRODUCTION: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.24 acres from B3, SF and AR to M2 General

Industrial, located at 2302, 2328, 2322, 2312, 2338, 2342, 2384 and 2388 Old Hwy 51. Rezoning properties to the M-2 General Industrial District to accommodate the combination and development of a new County Highway Facility. The existing Highway facilities are outdated and no longer meet operational, spatial, or safety needs. The proposed location provides direct access to the regional transportation network and sufficient area for efficient, modern operations. Rezoning into the M-2 district is necessary because the use of a Highway Facility is not permitted in the current B-3 or Residential districts. The M-2 district appropriately accommodates this essential public works and transportation infrastructure that serve the entire County.

RECOMMENDED MOTION: Motion to recommend the Village Board approve the zoning change request of Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.247 acres from B3, SF and AR to M2 General Industrial

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION:

Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*

- Yes. The proposed rezoning is consistent with the Village's Comprehensive Plan and its Future Land Use Map (Map 8), which designates this area for Industrial/Commercial uses, intended for concentrated development in heavy industrial or light business/office settings. The Comprehensive Plan emphasizes strategic industrial growth in areas with access to major transportation corridors and adequate public services. Rezoning the property to M-2 supports this vision and aligns zoning with the Comprehensive Plan's intent to coordinate land use with infrastructure capabilities.
- 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is "a guide to the physical, social, and economic development of a local governmental unit" and that "[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself

a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.

- Page 121 of the 2019 Comprehensive Plan states the following:

Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

Utilities and Community Facilities Goals Alignment (Chapter 4):

The Village will maintain utility infrastructure to the highest standards to support residents and businesses of Kronenwetter as the community grows.

Objective A: Highway Facility development is consistent with existing water and sewer capacities, with coordination to accommodate both municipal utility demands and private well usage for operations such as brine production.

Objective B: Much of the property was previously owned by WPS and exempt from taxes, provides a unique opportunity to develop infrastructure with minimal impact on the local tax base while supporting community growth and improved utility services.

Transportation Goals Alignment (Chapter 6):

The Village will develop and maintain a safe, efficient, and interconnected transportation network serving motorists, businesses, pedestrians, and bicyclists.

Objective C: The facility enhances connectivity with neighboring communities and regional transportation corridors, promoting efficient traffic flow and commerce.

Objective E: The project encourages collaboration with Marathon County on roadway improvements, access points, and traffic management, supporting local and county infrastructure planning.

Land Use Goals and Objectives Alignment (Chapter 8):

The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

Objective (a): Strategically locating the highway facility adjacent to the existing Wisconsin Public Service (WPS) facility creates a complementary relationship

between infrastructure-oriented uses, enhancing operational efficiency and reinforcing the area as a regional hub for utility and transportation services.

Objective (c): The Future Land Use Map identifies this area as appropriate for industrial and transportation-related development. Rezoning aligns the zoning map with the Comprehensive Plan, ensuring that industrial activity occurs in locations equipped for its intensity and access needs.

Objective (e): Locating the highway facility with the WPS site clusters compatible industrial and public works uses, minimizing potential land use conflicts, protecting nearby residential neighborhoods, and avoiding scattered industrial development.

Objective (g): The site's proximity to Interstate 39/ Old Highway 51 provides convenient access to arterial roadways, supporting efficient movement of vehicles, materials, and personnel.

Objective (j): Locating the facility within an established industrial corridor protects community character and quality of life while incorporating design measures to mitigate visual, lighting, and noise impacts.

Objective (m): The proximity of the proposed County Highway Facility to the WPS facility directly satisfies this objective. The M-2 rezoning ensures that adjacent properties evolve in a mutually compatible and strategically coordinated manner. This reinforces the Village's commitment to cooperative planning with public utilities and other key infrastructure partners.

Intergovernmental Cooperation Goals Alignment (Chapter 9):

The Village will strive to develop an informed citizenry that provide valuable input to the Village's decision-making processes.

Objective E: The facility supports collaboration with adjacent municipalities to enhance motorized transportation networks, improving regional connectivity and infrastructure planning.

Summary:

Rezoning the property to the M-2 Industrial District for a future Marathon County Highway Department Facility aligns with the Village's Comprehensive Plan and multiple policy objectives, including land use coordination, transportation efficiency, utility management, tax base considerations, and intergovernmental cooperation. This strategy location ensures compatible industrial development, supports public service operations, and protects the character and quality of life of Kronenwetter residents while advancing regional infrastructure goals.

2. Does the rezoning further the purpose and intent of this Chapter?

- Yes. There are numerous large parcels directly south of this property zoned M2-General Industrial. By rezoning this property, the property would maintain industrial zoning that would be consistent with the surrounding area. This satisfies the Zoning Ordinance purpose of preserving and enhancing the community appearance. The rezone furthers the purpose of this Chapter and the Comprehensive Plan by making more land available for Industrial Development.

3. Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?

This request is not the result of a prior mapping error, however the residential zoning districts no longer reflect the area's prevailing or intended development pattern as envisioned in the 2019 plan.

As noted in Chapter | of the Village Comprehensive plan, the Village continues to experience steady population and employment growth, supported by available land for expansion. The Plan explicitly recognizes that such growth creates a need for expanded infrastructure and public facilities. The proposed rezoning supports these changed conditions by positioning a critical County service where it can best serve the community and regional transportation network.

4. *Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

Yes. The proposed M-2 zoning maintains appropriate land use intensity and compatibility with surrounding properties. The site is adjacent to existing or planned industrial and commercial related uses per the Future Land Use Map and the official zoning map. The Plan stresses maintaining compatibility between industrial and neighboring land uses through landscaping, screening, and design standards, all of which will be integrated into the facility's site plan.

5. *Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.*

Yes. The parcel proposed for rezoning meets the Village's minimum standards for frontage and lot area as required for the Zoning map amendment. There is sufficient frontage to accommodate safe access, circulation, and required setbacks in accordance with the M-2 General Industrial District standards.

6. *For applications to rezone land to a multi-family, commercial, or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?*

YES: Adequate public infrastructure is available or can be extended to serve the site. Discussions with Village staff regarding utilities confirm that the site has access to adequate municipal water and sewer service. In coordination with the Village, the County has also agreed to install a private well to supply water for the salt brine system, avoiding the use of municipal water for that purpose. The site's location provides direct access to Old Highway 51 and 1-39/Highway 51, which will minimize heavy-vehicle traffic through residential areas and improve emergencies response efficiency. Stormwater management and utility service will be designed in accordance with Village engineering standards and applicable environmental protection practices. Overall, the project will improve public health, safety, and welfare by providing a modern, environmentally responsible facility that strengthens the County's ability to maintain roadways and respond effectively during severe weather events.

Zoning Change Request Application

Application Fee: \$300 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4th Tuesday of each month.

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



Applicant Information

1. Applicant Name Troy Torgerson Phone Number 715-261-6980
Address 1100 Lakeview Drive, Door 43 Wausau, WI 54403
Email Troy.Torgerson@marathoncounty.gov
2. Property Titleholder Name Marathon County Phone Number 715-261-1453
Address 500 Forest St, Wausau, WI 54403
Email Chris.Holman@marathoncounty.gov
3. Prepared By Company Name Marathon County Name Shad Harvey
Address 1100 Lakeview Drive, Suite 400, Wausau, WI 54403
Phone Number 715-261-6030 Email shad.harvey@marathoncounty.gov

Property Information

4. Property Address See Appendix 1
5. Section 2 Township 27 Range 7 6. Parcel Identification # (PIN) See Appendix 1
7. Legal Description (attach an additional sheet if necessary) See attached Preliminary CSM
8. Current Zoning District See Appendix 1 9. Proposed Zoning District M-2 (General Industrial)
10. Parcel Acreage See Appendix 1 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Yes
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Marathon County has not previously requested a zoning change.
13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? Future Marathon County Highway Facility. See Appendix 2 for scheduled

Required Attachments

1. Narrative describing the zoning change request with respect to the following matters:
 - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 - b. Does the rezoning further the purpose and intent of this Chapter?
 - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
 - d. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
 - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
 - f. For applications to rezone land to a multi-family, commercial or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

Applicant Acknowledgement

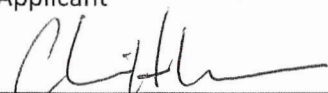
I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.



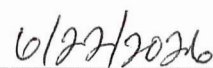
 Applicant



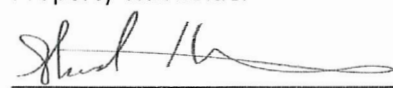
 Date



 Property Titleholder



 Date



 Prepared By

6/16/2026

 Date

FOR OFFICE USE ONLY:

Application Received 06/23/2026 Check # 01043176

Plan Commission:

Meeting Date July 20, 2026 Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

Parcel Information:

Parcel Number	Site Address	GIS Acreage	Current Zoning District	Proposed Zoning District
145-2707-022-0958	2388 OLD HIGHWAY 51 KRONENWETTER, WI 54455	6.17	B3	M2
145-2707-022-0957	2384 OLD HIGHWAY 51 KRONENWETTER, WI 54455	0.58	SF	M2
145-2707-022-0968	2342 OLD HIGHWAY 51 KRONENWETTER, WI 54455	8.13	B3	M2
145-2707-022-0969	2338 OLD HIGHWAY 51 KRONENWETTER, WI 54455	3.78	B3	M2
145-2707-022-0973	2312 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.63	SF	M2
145-2707-022-0975	2322 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.33	2F	M2
145-2707-022-0971	2328 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.35	SF	M2
145-2707-022-0970	N/A	1.39	B3	M2
145-2707-023-0992	2302 OLD HIGHWAY 51 KRONENWETTER, WI 54455	0.8886	AR	M2

Marathon County Highway Facility Conceptual Timeframe

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1			Land Acquisition	1 day	Mon 6/30/25	Mon 6/30/25		
2			RFP for A/E Services	3.2 wks	Thu 7/17/25	Thu 8/7/25	1	
3			A/E Mandatory Pre proposal	1 day	Tue 7/1/25	Tue 7/1/25	1	
4			A/E Selection	5 days	Fri 8/8/25	Thu 8/14/25	2,3	
5			A/E - AIA Contract	2 wks	Fri 8/15/25	Thu 8/28/25	4	
6			RFP CM at Risk Services	3 wks	Fri 8/29/25	Thu 9/18/25	5	
7			CM Selection	1 day	Fri 9/19/25	Fri 9/19/25	6	
8			CM - AIA Contract	2 wks	Mon 9/22/25	Fri 10/3/25	7	
9			Schematic Design - DD 30% per Excel	26 wks	Fri 8/29/25	Thu 2/26/26	5	
10			Budget Review with MC, Miron, Excel	2 days	Tue 3/3/26	Wed 3/4/26	9FS+2 days	
11			County Board Supervisor Approval	1 day	Tue 3/17/26	Tue 3/17/26	9,10FS+8 days	
12			Design Development - CD 60% per Excel	8 wks	Wed 3/18/26	Tue 5/12/26	9,10,11	
13			Budget Review with MC, Miron, Excel	1 day	Tue 5/12/26	Tue 5/12/26	12FS-1 day	
14			Construction Documents - 90%	12 wks	Wed 5/13/26	Tue 8/4/26	12	
15			County Board Supervisor Final Approval	1 day	Tue 8/4/26	Tue 8/4/26	14FS-3 days	
16			Bidding	5 wks	Wed 8/5/26	Tue 9/8/26	14	
17			Establish GMP	1 day	Wed 9/9/26	Wed 9/9/26	16	
18			Contracts, Mobilization	16 days	Wed 9/9/26	Wed 9/30/26	16	
19			Construction	70 wks	Thu 10/1/26	Wed 2/2/28	16,18	
20			Substantial Completion	1 day	Thu 2/3/28	Thu 2/3/28	19	

Appendix 3

Marathon County Highway Facility Petition for Rezone Narrative:

Marathon County requests rezoning of the following parcels 145-2707-022-0958 (B3), 145-2707-0220-957 (SF), 145-2707-022-0968 (B3), 145-2707-022-0969 (B3), 145-2707-022-0973 (SF), 145-2707-022-0975 (2F), 145-2707-022-0971 (SF), 145-2707-022-0970 (B3), 145-2707-023-0992(AR), properties to the M-2 General Industrial District to accommodate the combination and development of a new County Highway Facility. The existing Highway facilities are outdated and no longer meet operational, spatial, or safety needs. The proposed location provides direct access to the regional transportation network and sufficient area for efficient, modern operations. Rezoning into the M-2 district is necessary because the use of a Highway Facility is not permitted in the current B-3 or Residential districts. The M-2 district appropriately accommodates this essential public works and transportation infrastructure that serve the entire County.

1. Consistency With the Village of Kronenwetter Comprehensive Plan (2019):

The proposed rezoning is consistent with the Village's Comprehensive Plan and its Future Land Use Map (Map 8), which designates this area for Industrial/Commercial uses, intended for concentrated development in heavy industrial or light business/office settings. The Comprehensive Plan emphasizes strategic industrial growth in areas with access to major transportation corridors and adequate public services. Rezoning the property to M-2 supports this vision and aligns zoning with the Comprehensive Plan's intent to coordinate land use with infrastructure capabilities.

The following section present each chapter, beginning with Chapter 4: Utilities and Community Facilities Goals, along with its corresponding objective reference and a description of how the project meets that objective.

Utilities and Community Facilities Goals Alignment (Chapter 4):

The Village will maintain utility infrastructure to the highest standards to support residents and businesses of Kronenwetter as the community grows.

- **Objective A:** Highway Facility development is consistent with existing water and sewer capacities, with coordination to accommodate both municipal utility demands and private well usage for operations such as brine production.
- **Objective C:** The majority of the property was previously owned by WPS and exempt from taxes, provides a unique opportunity to develop infrastructure with minimal impact on the local tax base while supporting community growth and improved utility services.

Appendix 3

Transportation Goals Alignment (Chapter 6):

The Village will develop and maintain a safe, efficient, and interconnected transportation network serving motorists, businesses, pedestrians, and bicyclists.

- **Objective D:** The facility enhances connectivity with neighboring communities and regional transportation corridors, promoting efficient traffic flow and commerce.
- **Objective E:** The project encourages collaboration with Marathon County on roadway improvements, access points, and traffic management, supporting local and county infrastructure planning.

Land Use Goals and Objectives Alignment (Chapter 8):

The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- **Objective (a):** Strategically locating the highway facility adjacent to the existing Wisconsin Public Service (WPS) facility creates a complementary relationship between infrastructure-oriented uses, enhancing operational efficiency and reinforcing the area as a regional hub for utility and transportation services.
- **Objective (c):** The Future Land Use Map identifies this area as appropriate for industrial and transportation-related development. Rezoning aligns the zoning map with the Comprehensive Plan, ensuring that industrial activity occurs in locations equipped for its intensity and access needs.
- **Objective (e):** Locating the highway facility with the WPS site clusters compatible industrial and public works uses, minimizing potential land use conflicts, protecting nearby residential neighborhoods, and avoiding scattered industrial development.
- **Objective (g):** The site's proximity to Interstate 39/ Old Highway 51 provides convenient access to arterial roadways, supporting efficient movement of vehicles, materials, and personnel.
- **Objective (j):** Locating the facility within an established industrial corridor protects community character and quality of life while incorporating design measures to mitigate visual, lighting, and noise impacts.
- **Objective (m):** The proximity of the proposed County Highway Facility to the WPS facility directly satisfies this objective. The M-2 rezoning ensures that adjacent properties evolve in a mutually compatible and strategically coordinated manner. This reinforces the Village's commitment to cooperative planning with public utilities and other key infrastructure partners.

Appendix 3

Intergovernmental Cooperation Goals Alignment (Chapter 9):

The Village will strive to develop an informed citizenry that provide valuable input to the Village's decision-making processes.

- **Objective E:** The facility supports collaboration with adjacent municipalities to enhance motorized transportation networks, improving regional connectivity and infrastructure planning.

Summary:

Rezoning the property to the M-2 Industrial District for a future Marathon County Highway Department Facility aligns with the Village's Comprehensive Plan and multiple policy objectives, including land use coordination, transportation efficiency, utility management, tax base considerations, and intergovernmental cooperation. This strategic location ensures compatible industrial development, supports public service operations, and protects the character and quality of life of Kronenwetter residents while advancing regional infrastructure goals.

2. Purpose and Intent of the Zoning Ordinance:

Rezoning the subject property to M-2 (General Industrial) to allow for the construction and operation of a Marathon County Highway Department Facility is fully consistent with, and advances, the stated purposes and intent of the Village of Kronenwetter's Zoning Code.

Each of the following code purposes is furthered through this proposal:

- **Protecting public health, safety, morals, comfort, convenience, and general welfare.**
 - The new highway facility will enhance the County's ability to maintain safe and functional roadways throughout the region. Centralizing operations in a modern, code compliant facility ensures more effective snow removal, road maintenance, and emergency response, all of which directly protect public safety and welfare. The proximity to major transportation corridors allows County operations to occur efficiently and with minimal impact to residential areas, supporting comfort and convenience for residents and businesses.
- **Implementing the comprehensive plan to the extent possible under zoning.**
 - The rezoning aligns with the Village of Kronenwetter Comprehensive Plan (2019), which designates this area for industrial and transportation-related use. By amending the zoning map to M-2, the Village will bring its zoning into closer conformity with the adopted Future Land Use Map and the Plan's stated goals for coordinated growth, industrial clustering, and intergovernmental cooperation.

Appendix 3

- **Controlling and lessening congestion in the streets.**
 - Locating the facility near Old Highway 51 and Interstate 39/Highway 51 allows heavy vehicle traffic to utilize major arterials instead of local streets, reducing congestion and wear on residential roadways. Site design will include safe ingress and egress points to further minimize traffic conflicts.
- **Securing safety from fire, panic, and other dangers.**
 - The facility will be constructed in accordance with modern building and fire codes, including controlled access, adequate turning radii for emergency vehicles, and appropriate storage practices for materials such as fuel and road salt. The site's design and location provide improved emergency response capabilities for the entire region.
- **Promoting adequate light and air.**
 - The proposed use will adhere to all M-2 development standards, including building setbacks, open-space ratios, and lighting controls. Exterior lighting will be downcast and shielded to prevent light spillover, maintaining safe working conditions without impacting neighboring parcels.
- **Encouraging the protection of natural resources.**
 - Modern site design and stormwater management will protect nearby waterways and groundwater resources. Salt and fuel will be stored within enclosed, contained structures, preventing contamination and aligning with the Village's environmental protection objectives.
- **Preventing the overcrowding of land and undue concentration of population.**
 - The proposed M-2 rezoning and highway facility do not involve residential use and therefore prevent population concentration. The facility's layout provides adequate space for safe equipment operation, stormwater management, and potential future expansion without overcrowding the site.
- **Preserving and enhancing property values.**
 - Concentrating public works and industrial uses near existing infrastructure, such as the Wisconsin Public Service (WPS) facility immediately adjacent, maintains compatibility and prevents incompatible encroachment into residential zones. This supports stable and predictable property values by ensuring that industrial activity remains appropriately located.

Appendix 3

- **Facilitating adequate transportation, water, sewage disposal, parks, and other public facilities.**
 - The facility itself directly contributes to the maintenance of the Village's and County's transportation systems, ensuring safe and well-maintained roads. The development will connect to adequate utilities and drainage systems and will be coordinated with the Village's infrastructure planning, ensuring that service capacity is not exceeded.
- **Promoting high-quality and sustainable community design.**
 - The project will be developed with durable materials, professional landscaping, and screening that align with the Village's site-design standards. By clustering compatible industrial and public service uses in one area, the rezoning promotes a cohesive and efficient land-use pattern reflective of sustainable community design principles.
- **Managing growth and the impacts of land development.**
 - The rezoning represents responsible growth management, channeling necessary public infrastructure into areas planned and served for industrial development. The project minimizes potential land-use conflicts, ensures infrastructure adequacy, and supports long-term operational needs in a controlled, well-planned setting.
- **Preserving and enhancing community appearance and quality of life.**
 - By locating this use in an established industrial corridor adjacent to the WPS facility, the Village maintains the visual and functional integrity of residential areas. The project's design will include landscape buffering, controlled lighting, and architectural consistency, ensuring a professional and orderly appearance that upholds the community's aesthetic and quality-of-life standards.

Summary:

Rezoning the property to the M-2 General Industrial district for the Marathon County Highway Department Facility directly implements the Village's zoning purpose statement. It promotes public safety, environmental stewardship, compatible land-use planning, and high-quality design, while advancing the Village's Comprehensive Plan and preserving the character of surrounding areas. This rezoning represents sound, coordinated, and sustainable land-use decision-making consistent with the overarching intent of the Village of Kronenwetter Zoning Code.

Appendix 3**3. Corrections or Changed Conditions**

- This request is not the result of a prior mapping error however the residential zoning districts no longer reflect the area's prevailing or intended development pattern as envisioned in the 2019 plan.
- As noted in Chapter 1 of the Village Comprehensive plan, the Village continues to experience steady population and employment growth, supported by available land for expansion. The Plan explicitly recognizes that such growth creates a need for expanded infrastructure and public facilities. The proposed rezoning supports these changed conditions by positioning a critical County service where it can best serve the community and regional transportation network.

4. Consistency of Land Uses, Intensities, and Impact:

- The proposed M-2 zoning maintains appropriate land use intensity and compatibility with surrounding properties. The site is adjacent to existing or planned industrial and commercial related uses per the Future Land Use Map and the official zoning map. The Plan stresses maintaining compatibility between industrial and neighboring land uses through landscaping, screening, and design standards, all of which will be integrated into the facility's site plan.

5. Minimum Frontage and Parcel Size:

- The parcel proposed for rezoning meets the Village's minimum standards for frontage and lot area as required for the Zoning map amendment. There is sufficient frontage to accommodate safe access, circulation, and required setbacks in accordance with the M-2 General Industrial District standards.

6. Adequacy of Public Infrastructure:

- Adequate public infrastructure is available or can be extended to serve the site. Discussions with Village staff regarding utilities confirm that the site has access to adequate municipal water and sewer service. In coordination with the Village, the County has also agreed to install a private well to supply water for the salt brine system, avoiding the use of municipal water for that purpose. The site's location provides direct access to Old Highway 51 and I-39/Highway 51, which will minimize heavy-vehicle traffic through residential areas and improve emergency response efficiency. Stormwater management and utility service will be designed in accordance with Village engineering standards and applicable environmental protection practices. Overall, the project will improve public health, safety, and welfare by providing a modern, environmentally responsible facility that strengthens the County's ability to maintain roadways and respond effectively during severe weather events.

Appendix 3**7. Conclusion:**

The proposed rezoning from B-3 and Residential districts to M-2 General Industrial is:

- Fully consistent with the 2019 Comprehensive Plan's goals for transportation, industrial development, and intergovernmental cooperation;
- Aligned with the purpose and intent of the Village's zoning ordinance;
- Supported by changed infrastructure and regional service needs;
- Compatible with adjacent industrial and transportation uses; and
- Served by adequate infrastructure and utilities.

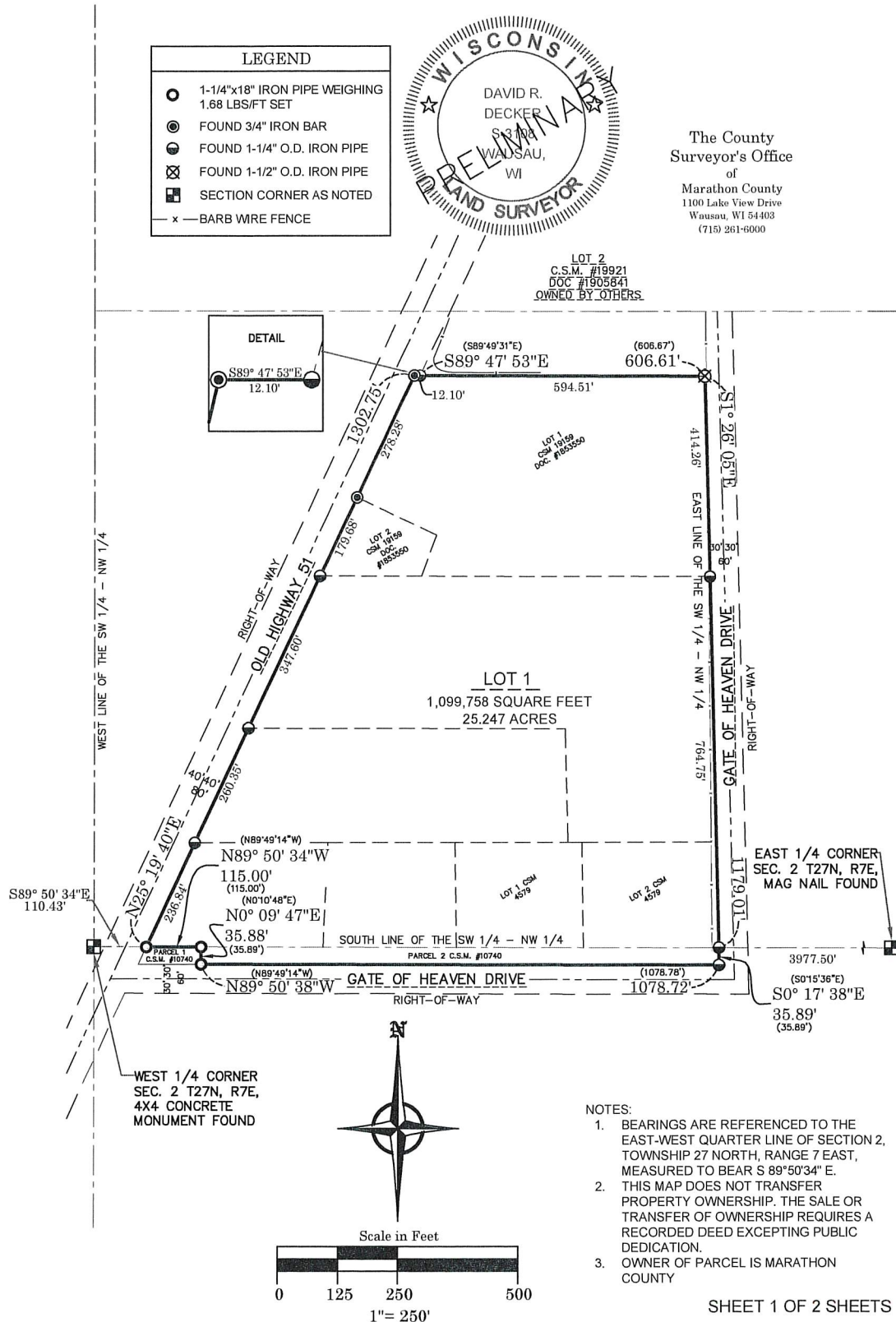
Approval of this rezoning will allow Marathon County to move forward with the required permitting and approval processes for the proposed highway facility, which will strengthen the region's transportation network, improve service delivery, and reflect coordinated planning between Marathon County and the Village of Kronenwetter.

8. Property Map:

- See attached Preliminary CSM, illustrating the proposed rezoning boundary.

Marathon County Certified Survey Map No. _____

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the
Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North,
Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin



Marathon County Certified Survey Map No. _____

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin

Surveyor's Certificate

I, David Decker, Wisconsin Professional Land Surveyor S-3108, do hereby certify to the best of my knowledge and belief: that I have surveyed, mapped, and divided part of the Southwest 1/4 of the Northwest 1/4 and Part of the Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of Section 2, Thence S89°50'34"E, along the East-West 1/4 line of said Section 2, 110.43 feet to the east right-of-way line of Old Highway 51 and point of beginning; Thence N25°19'40"E along said east right-of-way line of Old Highway 51, 1302.75 feet to the Northwest Corner of Certified Survey Map Number 19159 recorded as Document Number 1853550; Thence S89°47'53"E, along the north line of said Certified Survey Map Number 19159, and the south line of Certified Survey Map Number 19921 recorded as Document Number 1905841, 606.61 feet, Thence S1°26'05"E along the west right-of-way line of Gate Of Heaven Drive and the east line of the Southwest quarter of the Northwest quarter, 1179.01 feet, Thence S0°17'38"E along the east line of Parcel 2 of Certified Survey Map Number 10740, 35.89 feet, Thence N89°50'38"W along the north right-of-way line of Gate Of Heaven Drive, 1078.72 feet, Thence N0°09'47"E along the east line of Parcel 1 of Certified Survey Map Number 10740, 35.88 feet to the south line of the Southwest 1/4 of the Northwest 1/4, Thence N89°50'34"W along the south line of the Southwest quarter of the Northwest quarter, 115.00 feet to the point of beginning.

That the above described parcels of land contain 1,099,758 sq. ft. or 25.247 acres.

That I have made this survey at the direction of Chris Holman, agent of said parcel.
That said parcels are subject to easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Village of Kronenwetter Land Division Ordinance. That this map is a correct and accurate representation of the exterior boundaries of said parcels, and of the division thereof made.

Dated this 12th day of June, 2026

David R. Decker
Marathon County Surveyor
WI PLS S-3108



APPROVED FOR RECORDING UNDER THE
TERMS OF THE VILLAGE OF
KRONENWETTER LAND DIVISION
REGULATIONS.

BY: _____

DATE: _____

Certified Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter §460-16
Certified Survey Map (CSM) procedure.

Section 3, Item E.



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 Troy Torgerson Phone Number 715-261-6980
Address 1100 Lakeview Drive, Door 43 Wausau, WI 54403
Email Troy.Torgerson@marathoncounty.gov
2. Property Title holder Name Marathon County Phone Number 715-261-1453
Address 500 Forest St, Wausau, WI 54403
Email Chris.Holman@marathoncounty.gov
3. Prepared By Company Name Marathon County (Shad Harvey and David Decker(CSM))
Address 1100 Lake View Drive, Suite 400, Wausau, WI 54403
Phone Number 715-261-6030 Email shad.harvey@marathoncounty.gov

Property Information

4. Property Address See Appendix 1
5. Section 2 Township 27 Range 7 6. Parcel Identification # (PIN) See Appendix 1
7. Legal Description (attach an additional sheet if necessary) See attached page 2 of Preliminary CSM
8. Parcel Acreage 25.247 9. Zoning District See Appendix 1
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
Yes M-2 General Industrial
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) N/A
12. Number of lots proposed in the CSM: 1

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

Required Attachments

1. Narrative describing the CSM with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.
2. The CSM shall be on 11" x 17" drawings
 Requirements: [Village of Kronenwetter, WI Review and Approval Procedures \(ecode360.com\)](#) and [Wisconsin Legislature: 236.34](#)
 - a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
 - (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.

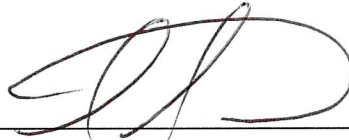
- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
- (11) Approximate radii of all curves.
- (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.

Troy Torgerson

(Printed Name of Applicant)



(Signature of Applicant)

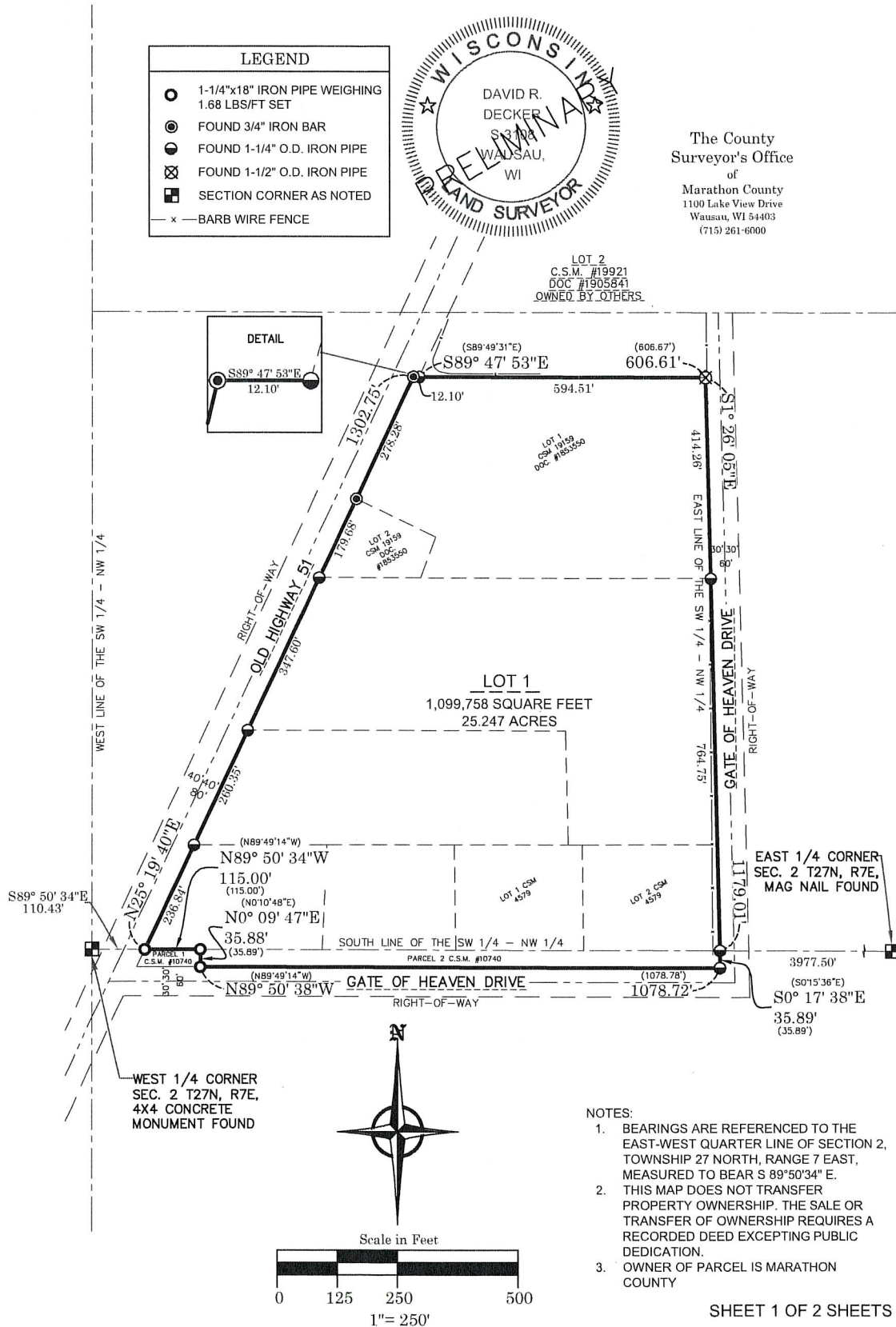
6/24/2024

(Date)

Marathon County Certified Survey Map No. _____

Section 3, Item E.

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the
Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North,
Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin



Marathon County Certified Survey Map No. _____

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin

Surveyor's Certificate

I, David Decker, Wisconsin Professional Land Surveyor S-3108, do hereby certify to the best of my knowledge and belief that I have surveyed, mapped, and divided part of the Southwest 1/4 of the Northwest 1/4 and Part of the Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of Section 2, Thence S89°50'34"E, along the East-West 1/4 line of said Section 2, 110.43 feet to the east right-of-way line of Old Highway 51 and point of beginning; Thence N25°19'40"E along said east right-of-way line of Old Highway 51, 1302.75 feet to the Northwest Corner of Certified Survey Map Number 19159 recorded as Document Number 1853550; Thence S89°47'53"E, along the north line of said Certified Survey Map Number 19159, and the south line of Certified Survey Map Number 19921 recorded as Document Number 1905841, 606.61 feet, Thence S1°26'05"E along the west right-of-way line of Gate Of Heaven Drive and the east line of the Southwest quarter of the Northwest quarter, 1179.01 feet, Thence S0°17'38"E along the east line of Parcel 2 of Certified Survey Map Number 10740, 35.89 feet, Thence N89°50'38"W along the north right-of-way line of Gate Of Heaven Drive, 1078.72 feet, Thence N0°09'47"E along the east line of Parcel 1 of Certified Survey Map Number 10740, 35.88 feet to the south line of the Southwest 1/4 of the Northwest 1/4, Thence N89°50'34"W along the south line of the Southwest quarter of the Northwest quarter, 115.00 feet to the point of beginning.

That the above described parcels of land contain 1,099,758 sq. ft. or 25.247 acres.

That I have made this survey at the direction of Chris Holman, agent of said parcel. That said parcels are subject to easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Village of Kronenwetter Land Division Ordinance. That this map is a correct and accurate representation of the exterior boundaries of said parcels, and of the division thereof made.

Dated this 12th day of June, 2026

David R. Decker
Marathon County Surveyor
WI PLS S-3108



APPROVED FOR RECORDING UNDER THE
TERMS OF THE VILLAGE OF
KRONENWETTER LAND DIVISION
REGULATIONS.

BY: _____

DATE: _____

Appendix 1

Parcel Information:

Parcel Number	Site Address	GIS Acreage	Current Zoning District	Proposed Zoning District
145-2707-022-0958	2388 OLD HIGHWAY 51 KRONENWETTER, WI 54455	6.17	B3	M2
145-2707-022-0957	2384 OLD HIGHWAY 51 KRONENWETTER, WI 54455	0.58	SF	M2
145-2707-022-0968	2342 OLD HIGHWAY 51 KRONENWETTER, WI 54455	8.13	B3	M2
145-2707-022-0969	2338 OLD HIGHWAY 51 KRONENWETTER, WI 54455	3.78	B3	M2
145-2707-022-0973	2312 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.63	SF	M2
145-2707-022-0975	2322 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.33	2F	M2
145-2707-022-0971	2328 OLD HIGHWAY 51 KRONENWETTER, WI 54455	1.35	SF	M2
145-2707-022-0970	N/A	1.39	B3	M2
145-2707-023-0992	2302 OLD HIGHWAY 51 KRONENWETTER, WI 54455	0.8886	AR	M2

Appendix 2

Marathon County Highway Facility CSM Narrative:**A. Existing use of property within the General area of the property in question.**

- The land within the boundaries of this preliminary CSM was historically used for Single family residential as well as vacant commercial land. The intent is to rezone this area to the M2 (General Industrial) District, to accommodate a new Marathon County Highway Facility.

B. Citation of any existing legal rights-of way or easements affecting the property.

- None

C. Existing Covenants on the property.

- Declaration of Restrictive Covenants recorded on May 29, 2025, as Document Number 1917751 (Pin#:145-2707-022-0968)
 - i. The property shall not be used for residential use, whether single family or multifamily, and shall be used only for industrial or commercial use.

D. How the applicant proposes to meet the parkland dedication requirement?

- Not applicable to this CSM

E. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use?

- None at this time.



Report to Planning Commission

Agenda Item: Certified Survey Map: Troy Torgerson, 1100 Lakeview Drive, Door 43, Wausau, WI 54403. Divided part of the Southwest 1/4 of the Northwest 1/4 and Part of the Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows: Commencing at the West 1/4 Corner of Section 2, Thence $89^{\circ}50'34''$ E, along the East-West 1/4 line of said Section 2, 110.43 feet to the east right-of-way line of Old Highway 51 and point of beginning; Thence $N25^{\circ}19'40''$ E along said east right-of-way line of Old Highway 51, 1302.75 feet to the Northwest Corner of Certified Survey Map Number 19159 recorded as Document Number 1853550; Thence $89^{\circ}47'53''$ E, along the north line of said Certified Survey Map Number 19159, and the south line of Certified Survey Map Number 19921 recorded as Document Number 1905841, 606.61 feet, thence $1^{\circ}26'05''$ E along the west right-of-way line of Gate of Heaven Drive and the east line of the Southwest quarter of the Northwest quarter, 1179.01 feet, Thence $S0^{\circ}17'38''$ E along the east line of Parcel 2 of Certified Survey Map Number 10740, 35.89 feet, Thence $N89^{\circ}50'38''$ W along the north right-of-way line of Gate of Heaven Drive, 1078.72 feet, Thence $N0^{\circ}09'47''$ E along the east line of Parcel 1 of Certified Survey Map Number 10740, 35.88 feet to the south line of the Southwest 1/4 of the Northwest 1/4, Thence $N89^{\circ}50'34''$ W along the south line of the Southwest quarter of the Northwest quarter, 115.00 feet to the point of beginning. Village of Kronenwetter, Marathon County, Wisconsin.

Meeting Date: July 20, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Kim Coyle

Report Prepared by: Kim Coyle

AGENDA ITEM: Certified Survey Map: Troy Torgerson, Old Hwy 51, Kronenwetter, WI 54455.

OBJECTIVE(S): To review and approve the proposed Certified Survey Map.

HISTORY/BACKGROUND: Troy Torgerson, Old Hwy 51, Kronenwetter, WI 54455, requests multiple lot CSM to one single lot. The existing parcel is 1,099,758 sq. ft. or 25.247 acres. They propose to create one lot from the 9 current lots.

RECOMMENDED ACTION: To approve the CSM as proposed.

ATTACHMENTS: CSM Application and Staff Report.



Report to Planning Commission

Agenda Item: Septic Tank Ordinance Discussion

Meeting Date: July 20, 2026

Referring Body: Plan Commission

Committee Contact:

Staff Contact: Greg Ulman

Report Prepared by: Greg Ulman

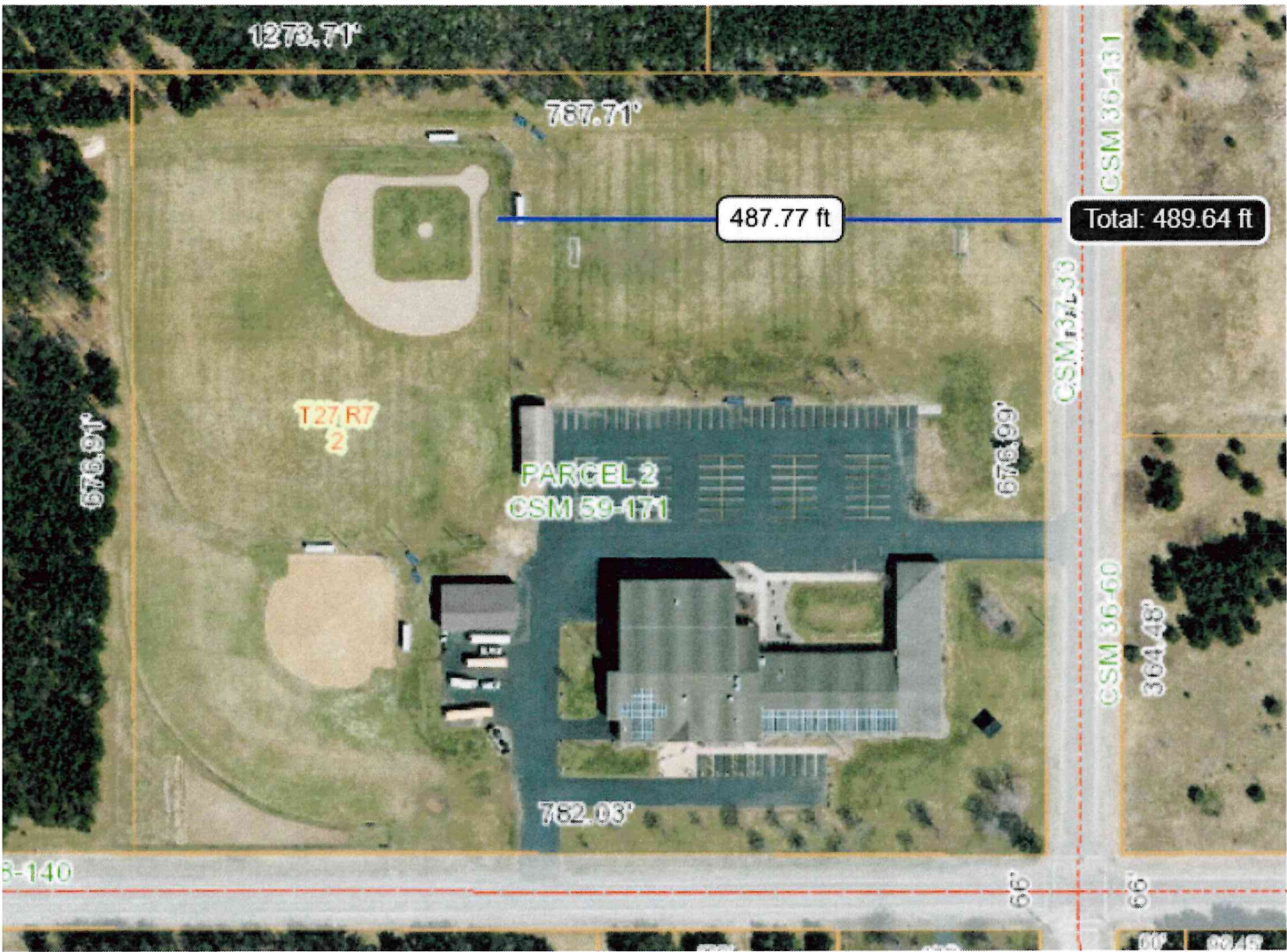
AGENDA ITEM: Septic Tank Ordinance Discussion

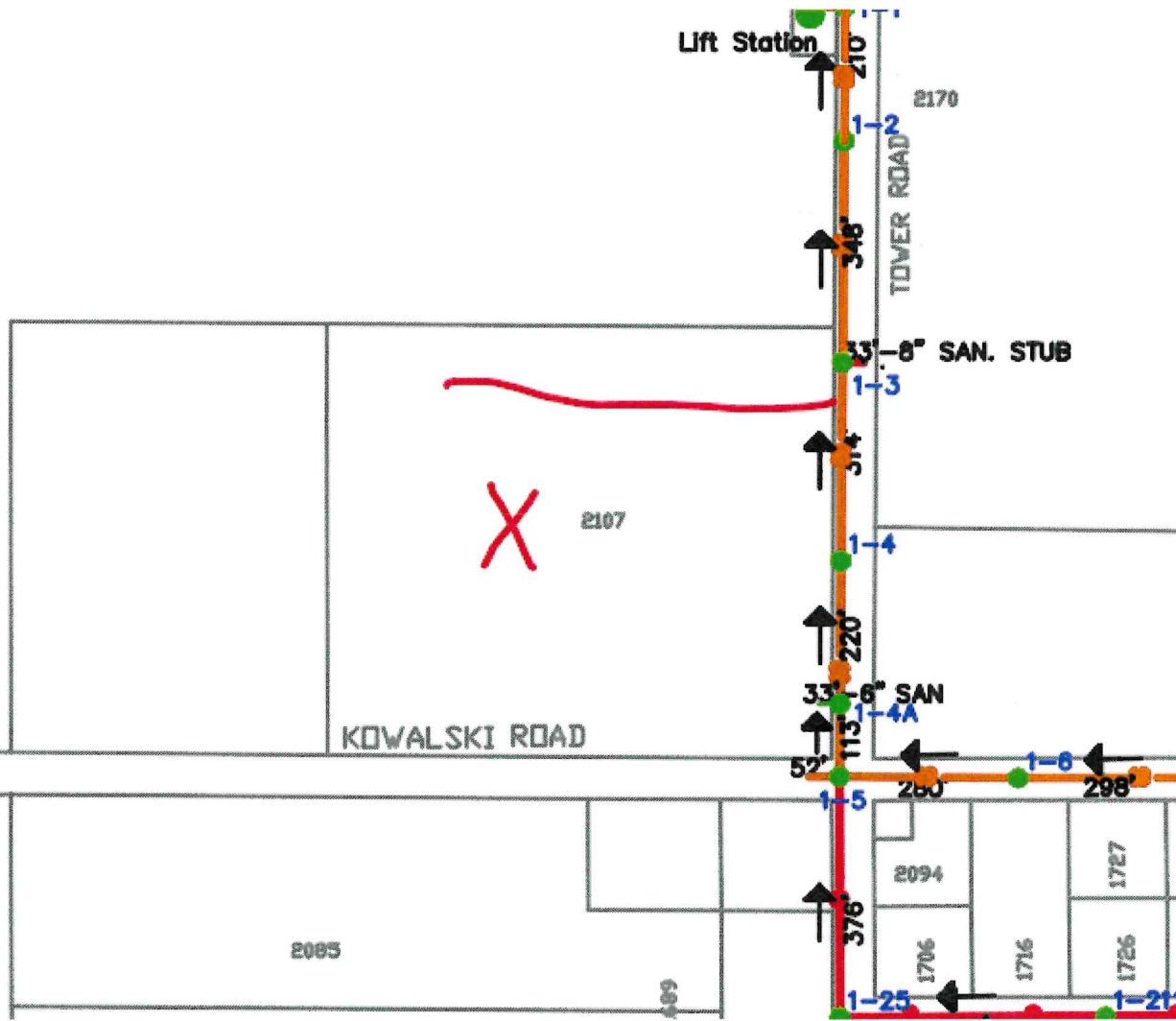
OBJECTIVE(S): To review the current septic tank ordinance.

HISTORY/BACKGROUND: Northland Lutheran High School is looking to hook up a small kitchen and/or bathroom to a septic holding tank in their athletic facility behind the school at 2107 Tower Rd. in Kronenwetter. Our current ordinance prohibits septic tanks, however, since this is a temporary use seasonal facility would the Village entertain the idea of amending the ordinance to allow this type of structure to exist in a non-household situation?

RECOMMENDED ACTION: To give direction to staff about possible changes to ordinance.

ATTACHMENTS: Ordinance, maps, and policy





POLICY ID: PW-011		TITLE: Water and sewer service policy for non-standard water and sewer lateral installations	
☒ ORIGINAL ☐ REVISION		APPROVED BY VILLAGE BOARD:	
EFFECTIVE DATE: Immediate		DATE:	
		 Village Clerk April 11, 2017	
APPLIES TO:		☒ FLSA EXEMPT ☒ FLSA NON-EXEMPT ☒ REPRESENTED EMPLOYEES ☒ Non-REPRESENTED EMPLOYEES	
<i>This policy applies to all Village of Kronenwetter employees in the categories checked in this section. Provisions within individual personal contracts or a collective bargaining agreement may supersede certain parts of this policy.</i>			

Purpose:

Periodically Village residents near existing Village sewer and water mains require or desire municipal sewer/water facilities. However, existing main line pipes may not be installed abutting the resident's property, such that a typical sewer/water lateral configuration can be installed. Mains may be located abutting an adjacent property, but located on the far side of the abutting parcel, placing them 100 feet or more away. Or mains may be located across an intersection. Or there may be a vacant parcel or resident not desiring service between the mains and the resident in need of service. The dead end sewer main located nearby may be too shallow to provide gravity sewer service to the resident needing/desiring service.

The vast majority of sewer/water laterals are constructed perpendicular to the mains and right of way, in front of the dwelling being serviced, with the municipal portion of the services being 30 to 40 feet long. In cul-de-sacs or on curves the municipal section of the service line maybe longer. The standard Village policy on maintenance and/or repair of laterals is that portion of the piping in the right of way is the responsibility of the Village.

In most cases the preferred method of providing new properties with sewer/water service is to install mainline extensions. In these situations a maximum sewer extension length would be 400 feet (maximum 400 feet between manholes) and a water main of 600 feet (fire hydrants required every 600 feet). Shorter distances are certainly possible. However, the fixed costs of dead end manholes and fire hydrants rapidly increase the per foot cost of the main extensions the shorter they are. Main extensions also add another variable in that there would be property across the street that could also receive services – a service that the resident across the street may not want. However, since municipal services are "available" they may be required to abandon their private facilities and connect to the municipal facilities. Also in most cases the main line extensions, when possible, would be installed to the far side of the resident's property, so that the next extension begins at the new service area, not part way through the downstream previously serviced property.

Procedure:

When main line extensions are cost prohibited for an adjacent resident to receive sewer/water services, private laterals may be installed in the ditch line, parallel to the right of way, in front of an adjacent residents dwelling, to connect to existing facilities located nearby.

These long services should be;

- 1) Pipe limited to 200 feet in length from the connection to the main to where they enter the property being serviced.
- 2) Gravity sewer lateral cleanouts shall be constructed in concrete and/or ductile iron frost sleeves to protect them from damage.
- 3) Sewer laterals maybe small diameter force mains from private grinder pump stations when adequate grade is not available for gravity sewer service.
- 4) Only the first 30 feet of the sewer and water services shall be the maintenance responsibility of the Village. From 30 feet out, to the dwelling being serviced, shall be considered the private portion of the service and the responsibility of the customer, even though the piping is located in the right of way. The water service curb stop shall be located near the main being tapped. A second curb stop at the customer's property line would be recommended.
- 5) The customer shall be responsible for operation and maintenance, including Digger's locates, for the extra lengths.

- 6) At such time main line sewer and/or water mains are extended adjacent to the customer's property, the long services shall be abandoned and shortened to conventional lengths at the customer's expense.
- 7) The new customer shall submit plans of such proposed services for approval to various Village committees and the Village Board. Approvals will be granted on a case by case bases, pending the particular circumstances of the existing mains, design grades, right of way conditions, level of service of the street and others such issues. A road excavating permit shall be required.
- 8) An agreement between the Village and customer shall be drafted and recorded addresses key issue for the particular installation.

Connection of long sewer or water services shall be subject to any connection fee and prevailing hookup or aid to construction fees.

The maintenance and use of septic tanks and other private sewage disposal systems within the boundaries of the village and serviced by its sewer system are hereby declared to be a public nuisance and a health hazard. From and after December 31, 1997, the use of septic tanks or any private sewage disposal system within the boundaries of the village serviced by the sewer system shall be prohibited.

(Ord. of 4-12-2004; Ord. of 11-17-2009)



REPORT TO Plan Commission

ITEM NAME:	§ 520-20. - Residential land use types.
MEETING DATE:	July 20, 2026
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	
STAFF CONTACT:	Greg Ulman
PREPARED BY:	Peter Wegner

ISSUE: Staff received inquiries regarding the concept of Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Some of the advantages are they cost less than homes with larger lots. They offer greater privacy than a condo since they share less or no walls. They maximize the use of available space and reduce maintenance responsibilities. Being in close proximity or sharing a common wall with your neighbors gives a sense of community, as residents are more likely to interact and develop closer relationships.

On 10/21/2024, the Planning Commission reviewed example language and diagrams from other municipalities. As a result, Staff was directed to draft ordinance language. On 1/20/2025, the Planning Commission reviewed proposed language and directed staff to schedule a public hearing. On 2/17/2025, the Planning Commission held a public hearing and directed staff to forward an ordinance amendment to the Village Board for review and approval. On 2/24/2025, the Village Board considered Ordinance Amendment NO.: 25-03. The Amendment failed 5:2.

OBJECTIVES: Review language to allow Zero-Lot-Line Residences.

RECOMMENDED ACTION: To direct staff how to proceed.

ATTACHMENTS (describe briefly): Proposed ordinance language previously presented to the PC and VB 520-20 - Residential land use types.

Proposed Zero-Lot-Line Structures Ordinance Language

Public Hearing Draft

ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS

§ 520-20. - Residential land use types.

B. Two-family residence.

(1) A two-family residence is a single structure containing two separate dwelling units, each unit having a private individual exterior access, and with no shared internal access within the building. Two-family residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side by side, both dwelling units must share the same lot; the individual units may not be on separate lots as a "zero lot line" structure.

(2) Performance standards:

(a) Each two-family residence constructed after June 20, 2016, shall meet the performance standards in subsection A(2)(a) through (f) above, except where otherwise allowed by conditional use permit.

(b) The structure must be in compliance with the Wisconsin Uniform Dwelling Code (UDC).

(c) Where side by side, a building-code-required, fire-rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.

(d) Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.

(e) The minimum gross floor area of each dwelling unit shall be 700 square feet, exclusive of attached garages, carports, and open decks/porches.

(f) Each unit within each new two-family residence shall be served by a separate driveway, or minimum driveway width for any shared driveway shall be not less than 30 feet at the front lot line.

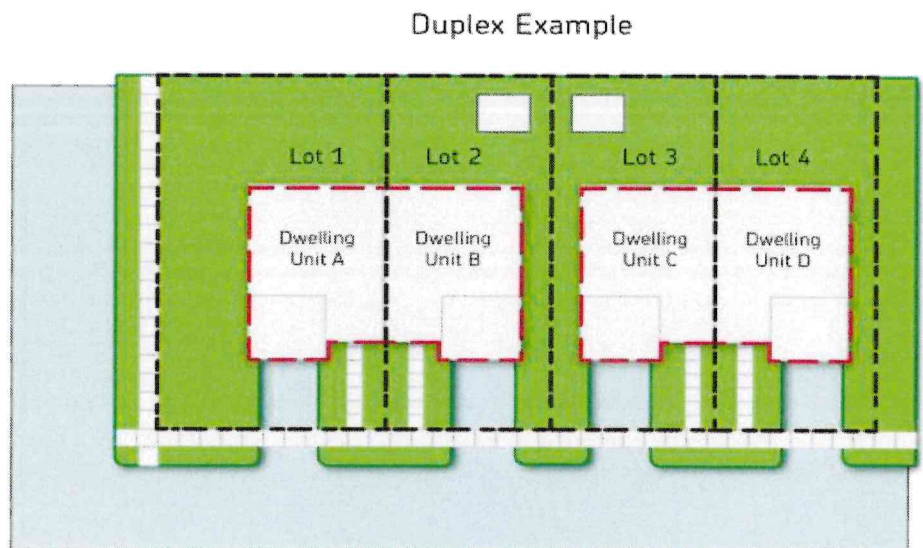
(g) Minimum required off-street parking: two outdoor spaces per dwelling unit, such as in a driveway, plus spaces in garage(s). All motor vehicles shall be parked on a hard surface as defined in section 520-138, or on a graveled surface if such surface was legally established before January 1, 2015.

(h) Zero Lot Line Structures (see Figure 520-20C). For buildings containing two separate dwelling units constructed side-by-side, with each unit located on a

separate lot, having a private individual exterior access, and no shared internal access within the building, the following additional standards shall apply:

1. The duplex shall meet the front, side, and rear setbacks required for the applicable zoning district, except that the shared wall shall have no minimum setback requirement.
2. The builder shall provide, with the zoning permit or building permit application, an agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and harmonious appearance over time, maintenance standards for any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also provide that it may not be terminated, amended or otherwise altered without the approval of the Village Board. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the builder against all affected properties prior to occupancy of the dwelling as a zero-lot line structure.

Figure 520-20C: Example of Zero Lot Line Structure



~~(H)~~ (i) For single-family detached residences utilizing driveways greater than 660 feet in length:

1. A turnout near the driveway's midpoint shall be required. In those instances where a driveway exceeds 1,320 feet in length, turnouts shall be provided no more than 660 feet apart.
2. A turnout shall also be provided within 100 feet of the structure.
3. The minimum turning radius shall be 45 feet.
4. A typical cross-section shall be submitted with the building permit application. A typical driveway cross-section example is depicted in figure 520-20A.
5. The driveway shall be constructed to be 14 feet wide at all points.
6. The driveway shall not exceed an eight percent grade.
7. The driveway shall be constructed with an adequate base to support 55,000 pounds during any weather.
 - a. This requirement can be met by having a certified engineer design a driveway and create a typical cross-section for that driveway. The design of any driveway will need to be stamped and/or signed by that engineer to certify the driveway will be constructed to meet this weight standard. A typical cross-section example is depicted in figure 520-20A.
 - b. This requirement can also be met by constructing the driveway to the standards outlined in figure 520-20B. A cross-section detailing the driveway construction will need to be submitted and certified that it will be constructed to satisfy the code requirements. Base course thickness is based on soil drainage class.

Figure 520-20A: Typical Driveway Cross-Section

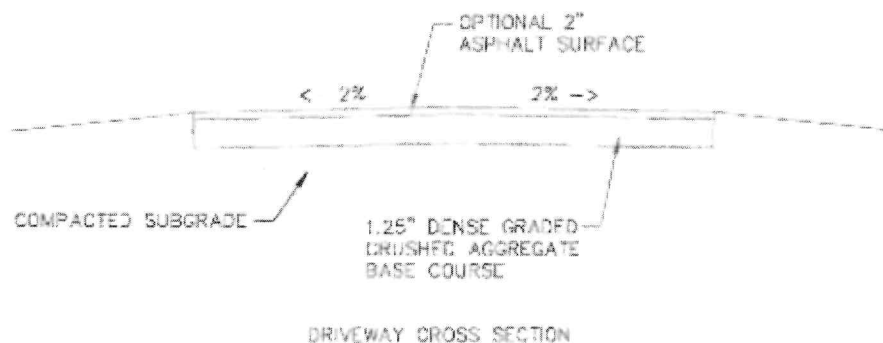


Figure 520-20B: Village of Kronenwetter Minimum Long Driveway Standards that Satisfy the Weight Standard During Any Weather

MINIMUM STANDARDS

MINIMUM BASE COURSE THICKNESS

EXISTING SUBGRADE SOIL TYPES	WITH 2" ASPHALT SURFACE	WITHOUT 2" ASPHALT SURFACE
WELL-DRAINED	6"	8"
POORLY-DRAINED	8"	10"

DRIVEWAYS NOT ALLOWED OVER PEAT, ORGANIC SILT, ORGANIC CLAY

KRONENWETTER LONG
DRIVEWAY STANDARDS

"well-drained and poorly-drained soils will be determined through the Natural Resources Conservation Service Web Soil Survey. Excessively drained, somewhat excessively drained, well-drained, and moderately well drained will be classified as 'well-drained soils'. Somewhat poorly drained, poorly drained, very poorly drained, and subaqueous will be classified as 'poorly-drained soils'. If any part of the proposed driveway extends through a poorly-drained soil classification, the entirety of the driveway shall be constructed to the poorly-drained minimum driveway standard"

8. The driveway shall maintain an overhead clearance of 15 feet and five feet of cleared brush on each side of the driveway.

9. Bridges and culverts shall be designed to support at least 55,000 pounds and should provide a minimum of 14 feet of unrestricted width and height.

~~(i)~~ (ii) For single-family detached residences utilizing private roads accessing three or more lots: Approval from the village public works director shall be required to ensure the roadway will meet village standards for a typical rural road section, except for the public right-of-way requirement. The width of the travel surface shall be 22 feet, with a three-foot shoulder on each side. Property owners shall sign a private roadway maintenance agreement.

ARTICLE XVI. – DEFINITIONS

§ 520-138. - Definitions.

Zero Lot Line Structure: A structure that is built over the property line, where walls separating occupancy units follow lot lines, such as a zero-lot line duplex.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

VILLAGE OF KRONENWETTER
Marathon County, Wisconsin
An Ordinance Amending the Code of the Village of Kronenwetter
ORDINANCE NO.: 25-03 Chapter 520 - ZONING
Amending ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS
§ 520-20. - Residential land use types.

WHEREAS, the Village of Kronenwetter Planning Commission has recommended the Village Board adopt language to allow Zero-Lot-Line Residences

NOW, THEREFORE, BE ORDAINED by the Village of Kronenwetter Village Board, as follows:

**Proposed Amendments to Chapter 520 -
ZONING ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS**

§ 520-20. - Residential land use types.

B. Two-family residence.

(1) A two-family residence is a single structure containing two separate dwelling units, each unit having private individual exterior access, and with no shared internal access within the building. Two-family residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side by side, both dwelling units must share the same lot; the individual units may not be on separate lots as a "zero lot line" structure.

(2) Performance standards:

(a) Each two-family residence constructed after June 20, 2016, shall meet the performance standards in subsection A(2)(a) through (f) above, except where otherwise allowed by conditional use permit.

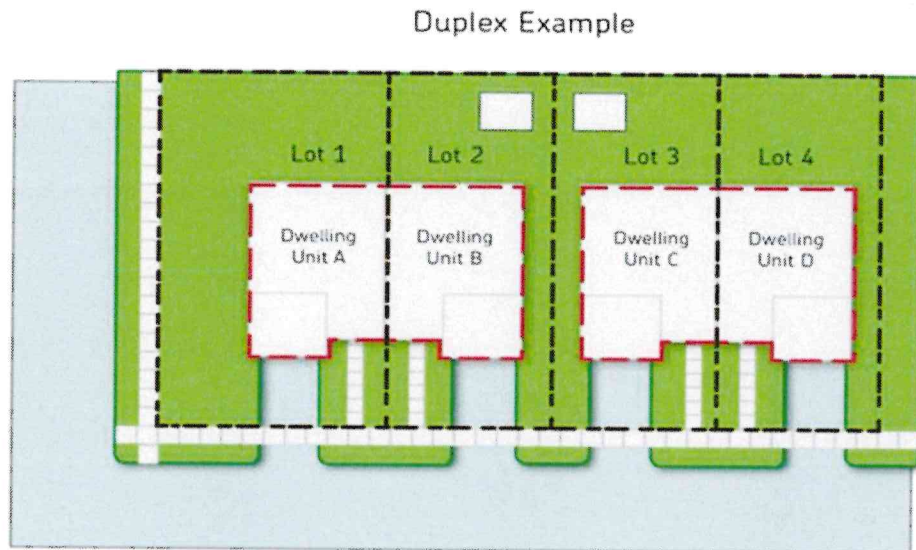
(b) The structure must be in compliance with the Wisconsin Uniform Dwelling Code (UDC).

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

-
- (c) Where side by side, a building-code-required, fire-rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.
- (d) Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.
- (e) The minimum gross floor area of each dwelling unit shall be 700 square feet, exclusive of attached garages, carports, and open decks/porches.
- (f) Each unit within each new two-family residence shall be served by a separate driveway, or minimum driveway width for any shared driveway shall be not less than 30 feet at the front lot line.
- (g) Minimum required off-street parking: two outdoor spaces per dwelling unit, such as in a driveway, plus spaces in garage(s). All motor vehicles shall be parked on a hard surface as defined in section 520-138, or on a graveled surface if such surface was legally established before January 1, 2015.
- (h) Zero Lot Line Structures (see Figure 520-20C). For buildings containing two separate dwelling units constructed side-by-side, with each unit located on a separate lot, having a private individual exterior access, and no shared internal access within the building, the following additional standards shall apply:
1. The duplex shall meet the front, side, and rear setbacks required for the applicable zoning district, except that the shared wall shall have no minimum setback requirement.
 2. The builder shall provide, with the zoning permit or building permit application, an agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and harmonious appearance over time, maintenance standards for any common sewer lateral and any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also provide that it may not be terminated, amended or otherwise altered without the approval of the Village Board. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the builder against all affected properties prior to occupancy of the dwelling as a zero-lot line structure.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

Figure 520-20C: Example of Zero Lot Line Structure



(i) For single-family detached residences utilizing driveways greater than 660 feet in length:

1. A turnout near the driveway's midpoint shall be required. In those instances where a driveway exceeds 1,320 feet in length, turnouts shall be provided no more than 660 feet apart.
2. A turnout shall also be provided within 100 feet of the structure.
3. The minimum turning radius shall be 45 feet.
4. A typical cross-section shall be submitted with the building permit application. A typical driveway cross-section example is depicted in figure 520-20A.
5. The driveway shall be constructed to be 14 feet wide at all points.
6. The driveway shall not exceed an eight percent grade.
7. The driveway shall be constructed with an adequate base to support 55,000 pounds during any weather.

- a. This requirement can be met by having a certified engineer design a driveway and create a typical cross-section for that driveway. The design of any driveway will need to be stamped and/or signed by that engineer to certify the driveway will be constructed to meet this weight standard. A typical cross-section example is depicted in figure 520-20A.
- b. This requirement can also be met by constructing the driveway to the standards outlined in figure 520-20B. A cross-section detailing the driveway construction will need to be submitted and certified that it will be constructed to satisfy the code requirements. Base course thickness is based on soil drainage class.

Figure 520-20A: Typical Driveway Cross-Section

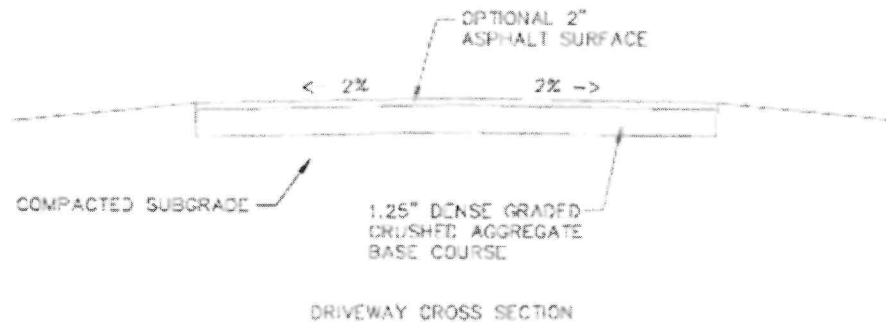


Figure 520-20B: Village of Kronenwetter Minimum Long Driveway Standards that Satisfy the Weight Standard During Any Weather

MINIMUM STANDARDS

MINIMUM BASE COURSE THICKNESS

EXISTING SUBGRADE SOIL TYPES	WITH 2" ASPHALT SURFACE	WITHOUT 2" ASPHALT SURFACE
WELL-DRAINED	6"	6"
POORLY-DRAINED	6"	10"

DRIVEWAYS NOT ALLOWED OVER PEAT, ORGANIC SILT, ORGANIC CLAY

KRONENWETTER LONG DRIVEWAY STANDARDS

"well-drained and poorly-drained soils will be determined through the Natural Resources Conservation Service Web Soil Survey. Excessively drained, somewhat excessively drained, well-drained, and moderately well drained will be classified as 'well-drained soils'. Somewhat poorly drained, poorly drained, very poorly drained, and subaqueous will be classified as 'poorly-drained soils'. If any part of the proposed driveway extends through a poorly-drained soil classification, the entirety of the driveway shall be constructed to the poorly-drained minimum driveway standard"

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

8. The driveway shall maintain an overhead clearance of 15 feet and five feet of cleared brush on each side of the driveway.

9. Bridges and culverts shall be designed to support at least 55,000 pounds and should provide a minimum of 14 feet of unrestricted width and height.

(j) For single-family detached residences utilizing private roads accessing three or more lots: Approval from the village public works director shall be required to ensure the roadway will meet village standards for a typical rural road section, except for the public right-of-way requirement. The width of the travel surface shall be 22 feet, with a three-foot shoulder on each side. Property owners shall sign a private roadway maintenance agreement.

ARTICLE XVI. – DEFINITIONS

§ 520-138. - Definitions.

Zero Lot Line Structure: A structure that is built over the property line, where walls separating occupancy units follow lot lines, such as a zero-lot line duplex.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

ATTACHMENT 3 RURAL LOT DIMENSIONS

Figure V (1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (ft) ^(a)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) (c)	Minimum Landscape Surface Ratio (LSR)
AR Agriculture and Residential	20 acres	600	200	N/A	10,000	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	300	100	20%	5,000	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	3,000	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	50%
SF Single Family	20,000 square feet	100	50	30%	2,510 x lot area in acres (d)	50%
2F Two-Family Residential (b&e)	20,000 square feet	100	40	40%	2,510 x lot area in acres (d)	40%
MF Multifamily Residential (e&f)	5,000 square feet/dwelling unit	100	40	40%	10% of lot area	30%
MH Mobile Home	5,000 square feet/home (g)	50	N/A	40%	350	30%

NOTES:

- (a) The minimum lot width shall be measured at the front of the building.
- (b) For zero lot line structures, each lot shall have a minimum lot area of 10,000 square feet per unit and must be at least 40 feet in width within two family residential zoning districts.

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

- (c) Maximum accessory structure floor area may be increased by site plan approval under § 520-124 and per the standards in § 520-27. B.
- (d) The floor area shall not exceed 2,510 square feet, with a maximum of three accessory structures allowed on the same zoning lot over one acre and a maximum of two accessory structures allowed on the same zoning lot under one acre.
- (e) Single-family detached residences within the 2F District shall comply with the SF District requirements.
- (f) Single-family detached residences within the MF District shall comply with the SF District requirements. Two family residences within the MF District shall comply with the 2F District requirements.
- (g) Total area of each mobile home community shall be a minimum of 10 acres.

(Ord. No. 16-07, 6-20-2016; Ord. No. 17-07, 4-11-2017; Ord. No. 17-20, 9-26-2017)

ATTACHMENT 4 RURAL SETBACK STANDARDS

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

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

NOTES:

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

-
- (a) See section 520-27. B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 - (b) Additional setbacks may be required along zoning district boundaries for buffer yards, if required for the land use under article IV or section 520-79.C (4).
 - (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
 - (d) Includes all gravel and hard surfaces as defined in section 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrian ways; shared driveways; and shared parking lots.
 - (e) Single-family detached residences shall comply with the requirements for the SF District. No interior side yard setbacks for zero lot line structures.
 - (f) Single-family detached residences shall comply with the requirements of the SF District. Two-family residences shall comply with the requirements of the 2F District.
 - (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.
- (Ord. No. 16-07, 6-20-2016)

PART II: - GENERAL LEGISLATION Chapter
520 - ZONING - FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

PASSED and ADOPTED this 10TH day of February 2025

By: _____
Chris Voll, Village President

(SEAL)

ATTEST:

Jennifer Poyer, Interim Clerk

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

ATTACHMENT 3 RURAL LOT DIMENSIONS

Figure V(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (ft) ^(a)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^(b, d)	Minimum Landscape Surface Ratio (LSR)
AR Agriculture and Residential	20 acres	600	200	N/A	10,000	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	300	100	20%	5,000	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	3,000	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	50%
SF Single Family	20,000 square feet	100	50	30%	2,510 x lot area in acres ^(e-d)	50%
2F Two-Family Residential ^(d, b & e)	20,000 square feet	100	40	40%	2,510 x lot area in acres ^(e-d)	40%
MF Multifamily Residential ^(e, f)	5,000 square feet/dwelling unit	100	40	40%	10% of lot area	30%
MH Mobile Home	5,000 square feet/home ^(f, g)	50	N/A	40%	350	30%

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 3 RURAL LOT DIMENSIONS

Section 8, Item J.

Section 3, Item H.

125

NOTES:

- (a) The minimum lot width shall be measured at the front of the building.
 - (b) For zero lot line structures, each lot shall have a minimum lot area of 10,000 square feet per unit and must be of at least 40 feet in width within two family residential zoning districts.
 - ~~(b)(c)~~ Maximum accessory structure floor area may be increased by site plan approval under § 520-124 and per the standards in § 520-27.B.
 - ~~(b)(d)~~ The floor area shall not exceed 2,510 square feet, with a maximum of three accessory structures allowed on the same zoning lot over one acre and a maximum of two accessory structures allowed on the same zoning lot under one acre.
 - ~~(b)(e)~~ Single-family detached residences within the 2F District shall comply with the SF District requirements.
 - ~~(b)(f)~~ Single-family detached residences within the MF District shall comply with the SF District requirements. Two-family residences within the MF District shall comply with the 2F District requirements.
 - ~~(b)(g)~~ Total area of each mobile home community shall be a minimum of 10 acres.
- (Ord. No. 16-07, 6-20-2016; Ord. No. 17-07, 4-11-2017; Ord. No. 17-20, 9-26-2017)

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 4 RURAL SETBACK STANDARDS

ATTACHMENT 4 RURAL SETBACK STANDARDS

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

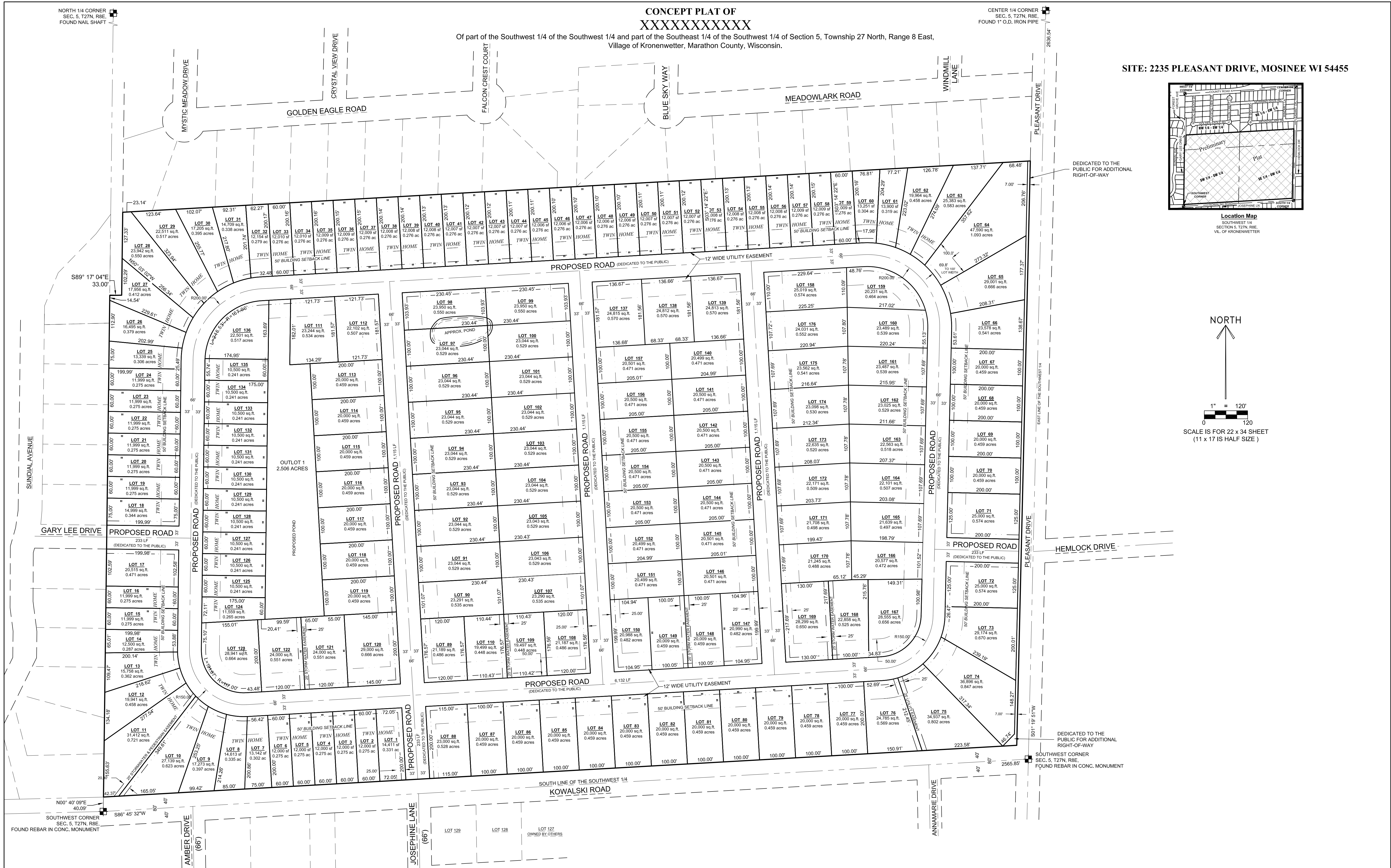
Zoning District	Minimum Setbacks (ft) ^(b)								Minimum Principal Building Separation (ft)	Maximum Build	
	Principal Residential Building including Attached Garage				Detached Accessory Building ^(a)		Hard or Gravel Surface ^(d)			Principal Building	
	Front ^(a)	Street Side ^(a)	Interior Side	Rear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

NOTES:

- (a) See section 520-27.B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
- (b) Additional setbacks may be required along zoning district boundaries for buffer yards, if required for the particular land use under article IV or section 520-79.C(4).
- (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
- (d) Includes all gravel and hard surfaces as defined in section 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrian ways; shared driveways; and shared parking lots.
- (e) Single-family detached residences shall comply with the requirements for the SF District. No interior side yard setbacks for zero lot line structures.
- (f) Single-family detached residences shall comply with the requirements of the SF District. Two-family residences shall comply with the requirements for the 2F District.
- (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.

(Ord. No. 16-07, 6-20-2016)

PART II: - GENERAL LEGISLATION
Chapter 520 - ZONING
- FIGURES
ATTACHMENT 4 RURAL SETBACK STANDARDS



SITE: 2235 PLEASANT DRIVE, MOSINEE WI 54455