



PLAN COMMISSION MEETING AGENDA

August 19, 2024 at 6:00 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. PUBLIC COMMENT

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

3. ANNOUNCEMENT OF PUBLIC HEARING

- C. Terrance Wadinski, 3293 Pyke Road, Kronenwetter, WI 54455. Requesting Rezone Request from AR (Agricultural and Residential) to RR5 (Rural Residential 5) at PIN 145-2708-161-0991.
Legal Description of Property:
SEC 16-27-08 SE 1/4 NE 1/4 EX COM AT SE COR SD 40 S 87 DEG W ALG S LN SD 40 266.56' TO POB
CONT S 87 DEG W ALG SD S LN SD 40 709.87' N 675.25' TO N LN OF S 675' SD 40 N 87 DEG E ALG SD N
LN 709.87' S 675.25' TO POB.

4. CLOSE PUBLIC HEARING

5. APPROVAL OF MINUTES

6. REPORTS AND DISCUSSIONS

- D. Community Development Director Report

7. OLD BUSINESS

8. NEW BUSINESS

- E. Discussion & Possible Action - Zoning Change & CSM for Terrance Wadinski
- F. Discussion & Possible Action - Site Plan application & Submittal Michael Tourville owner of Forward Creative Services 1260 Kowalski Road, Kronenwetter, WI 54455.

9. NEXT MEETING: September 16, 2024

10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

11. 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: 08/15/2024 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

Community Development/Planning and Zoning Director Report

August 19, 2024

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

Community Development/Planning and Zoning:

- Permit to Excavate, Fill or Place Objects in the Public Right-Of-Way Applications (Pearce Services).
- Rezone Requests: Pyke Road – Agricultural and Residential (AR) to Rural Residential 5 (RR-5).
- Preliminary Rezone and CSM Hwy 153
- Correspondence Polzer Holdings LLC Development Agreement.
- Complaints/Enforcement.
- Correspondence DNR Complaint County Road XX
- Correspondence Ehlers and RPS regarding TID 2.
- Sign Permits Peanuts Dog Lodge.
- Early Start Filtz Built Personal Storage.
- Site Plan Review Kowalski Road Personal Storage.
- Draft Development Agreement.
- Movie Under the Stars.
- Board of Appeals, Peter Fish
- Meeting with Ehlers and RPS.
- Research TID #2 Boundaries.
- National Night Out.
- TID #2 Land Use Acreage Analysis.
- TID #2 Projects Update (LS8 Upgrade, Kronenwetter Drive South Portion and Local Roads.
- Oak Wilt Correspondence.
- Correspondence RPS regarding Stormwater Management Plans.
- To Do List New DPW Director.
- Correspondence Development Agreement Default.

Public Works:

- ADA Doors Project Options.
- Research Compliance Maintenance Annual Report (CMAR) 2022 and 2023.
- High Groundwater, drainage and culvert issues.
- Gravel, end of Lane Road.
- Improvements 2nd ball field quote.
- Tree removal Angelo Drive and Kowalski Road.
- Golden Ponds Outlet Control Structure Continued.
- Well #1, leaky flange and spool piece.



Report to Planning Commission

Agenda Item: Zoning Change Request and CSM: Terrance Wadinski, 3293 Pyke Road, Kronenwetter, WI 54455.

Meeting Date: August 19, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Proposed Zoning Change Request and CSM: Terrance Wadinski, 3293 Pyke Road, Kronenwetter, WI 54455.

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

HISTORY/BACKGROUND: Rezone Request from AR (Agricultural and Residential) to RR5 (Rural Residential 5). The proposed rezone is consistent with the comprehensive plan and is consistent with the current use of other properties in the area. The rezone does comply with the intent of this chapter. The current 28.83-acre parcel will be divided into two (2) lots. The proposed rezone from AR to RR5 is consistent with neighboring parcels in the area. The creation of the two (2) lots meets the minimum frontage (100ft) and area (5.0 acres) requirements for RR5 (Rural Residential Zoning 5).

RECOMMENDED ACTION: Motion to approve the CSM for Terrance Wadinski as presented. Motion to recommend to Village Board to approve the Zoning Change Request of Terrance Wadinski from AR (Agricultural and Residential) to RR5 (Rural Residential 5).

§ 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, CSM Application and Staff Report

TERRANCE WADINSKI 3293 PYKE ROAD, KRONENWETTER, WI 54455.
ZONING CHANGE REQUEST and CSM

STAFF REPORT FOR PLANNING COMMISSION

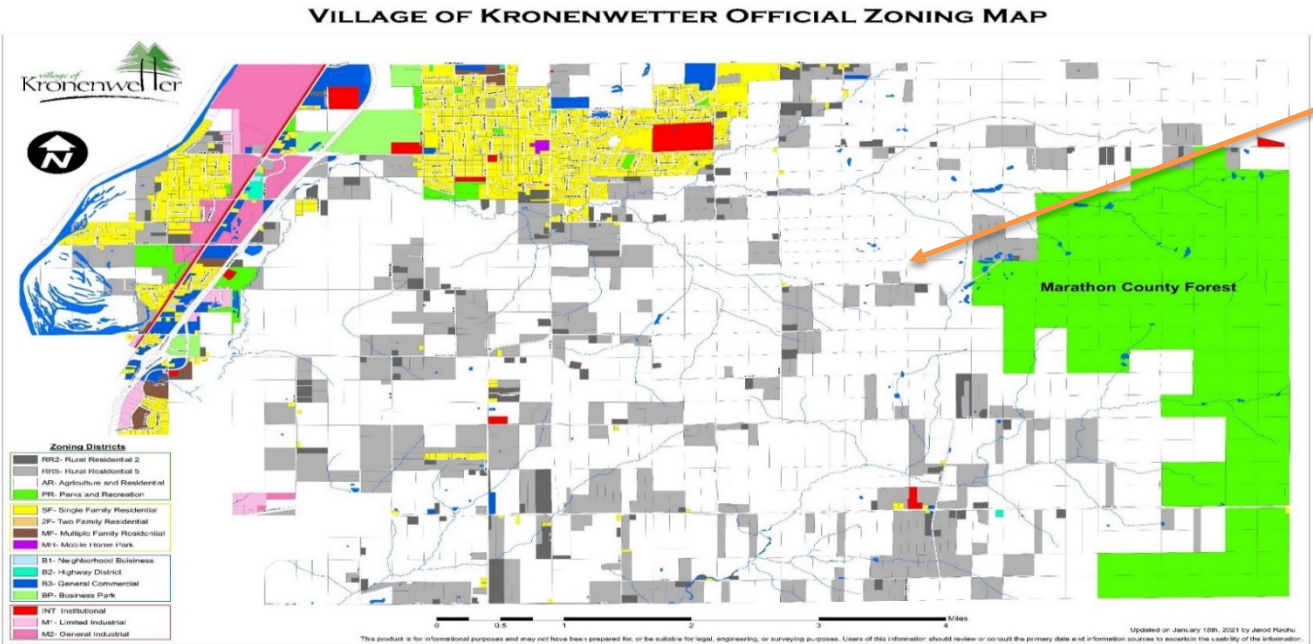
**PUBLIC HEARINGS/
MEETINGS:** Plan Commission Public Hearing: 6:00 p.m. August 19, 2024

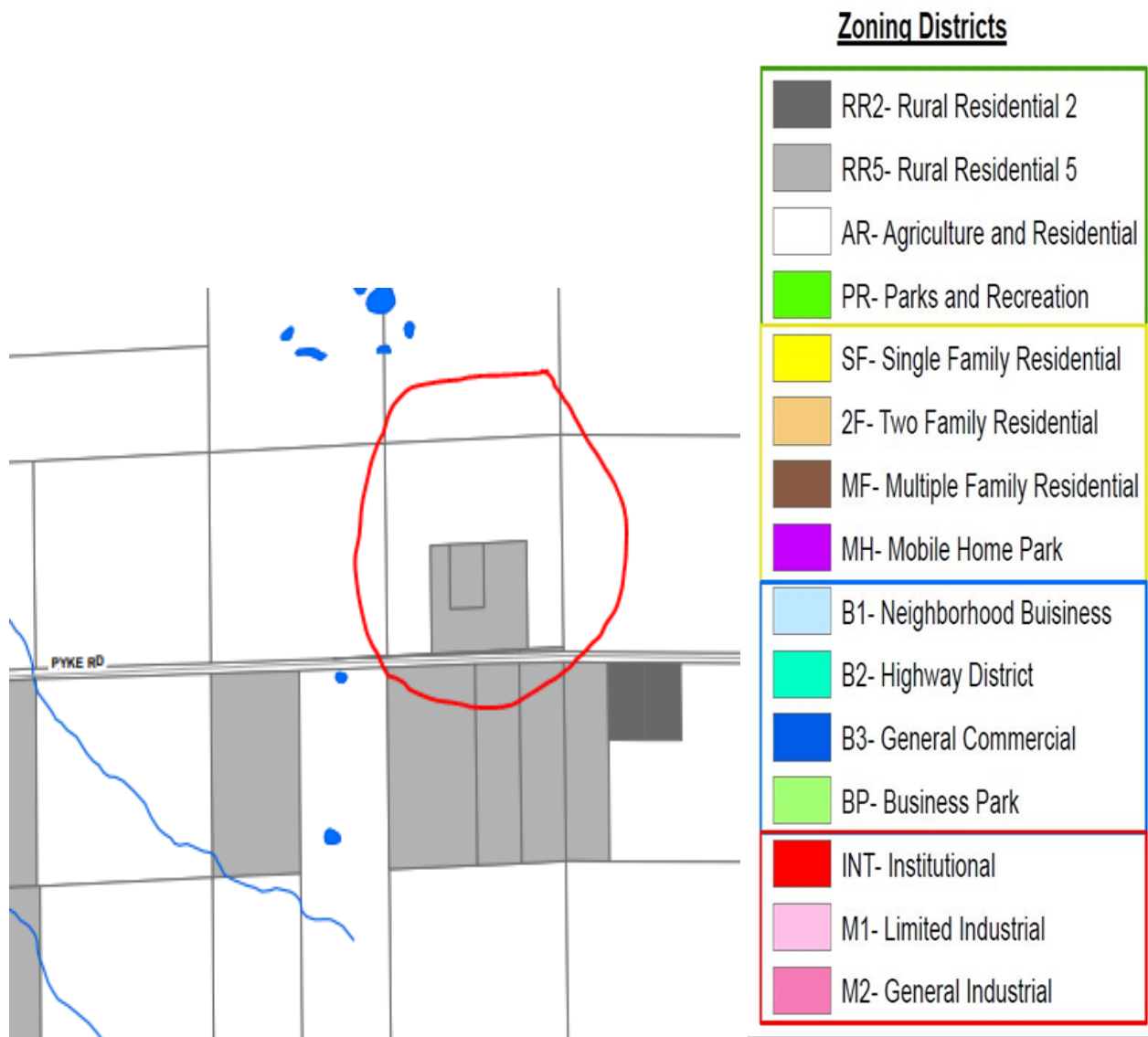
APPLICANT: Terrance Wadinski
3293 Pyke Road
Kronenwetter, WI 54455

OWNER: Michael & Anne Maas
3188 Pyke Road
Kronenwetter, WI 54455

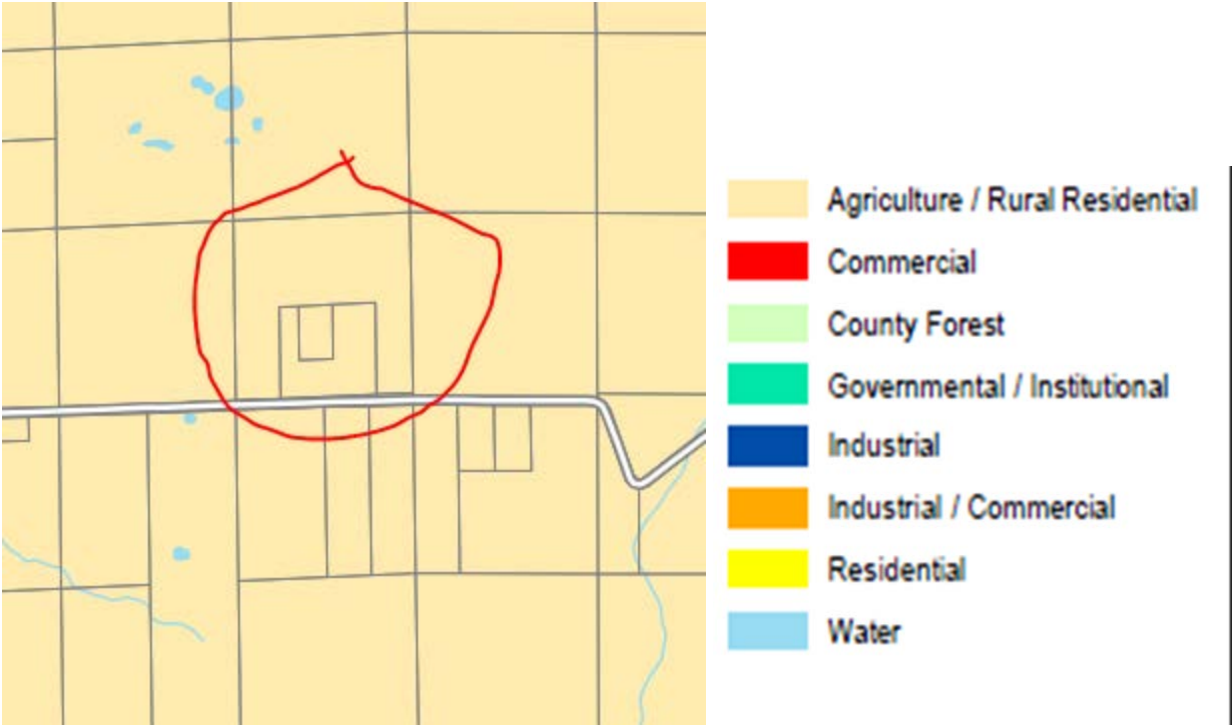
Prepared By: Rutzen Survey Services
4340 Pine Road
Junction City, WI 54443

LOCATION OF REQUEST: (no address) Pyke Road, Kronenwetter, WI 54455, (See Map 1)





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



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



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

Legal Description of Property:

SEC 16-27-08 SE 1/4 NE 1/4 EX COM AT SE COR SD 40 S 87 DEG W ALG S LN SD 40 266.56' TO POB CONT S 87 DEG W ALG SD S LN SD 40 709.87' N 675.25' TO N LN OF S 675' SD 40 N 87 DEG E ALG SD N LN 709.87' S 675.25' TO POB

Current Zoning:

AR – Agricultural and Residential (see Map 2)

COMPREHENSIVE PLAN FUTURE LAND USE:

Agricultural/Rural Residential (*See Map 3*)

LEGAL NOTIFICATION: A legal advertisement was published in the Wausau Daily Herald on Monday, August 5, 2024, and Monday, August 12, 2024. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on August 1, 2024.

INTRODUCTION: Rezone Request from AR (Agricultural and Residential) to RR5 (Rural Residential 5). The proposed rezone is consistent with the comprehensive plan and is consistent with the current use of other properties in the area. The rezone does comply with the intent of this chapter. The current 28.83-acre parcel will be divided into two (2) lots. The proposed rezone from AR to RR5 is consistent with neighboring parcels in the area. The creation of two (2) lots meets the minimum frontage (100ft) and area (5.0 acres) requirements for RR5 (Rural Residential Zoning 5).

RECOMMENDED MOTION: Motion to approve the CSM for Terrance Wadinski as presented. Motion to recommend the Village Board approve the Zoning Change Request of Terrance Wadinski from AR (Agricultural and Residential) to RR5 (Rural Residential 5).

§ 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. While the property(s) are designated on the Future Land Use Map as Future Residential there are existing AR (Agricultural Residential), RR5 (Rural Residential 5), and SF (Single Family Residential) parcels in this area. The rezone of these parcels to RR5 will allow for consistent land uses with adjoining parcels and eliminate an AR zoned parcel in this area. This is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.
- 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.

- a. Strategically locate new developments in areas to create mutually beneficial relationships among businesses
- b. Encourage growth to occur within the Sewer Service Planning Area
- c. Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations
- d. Work with landowners to protect productive agricultural and forest lands to accommodate property owner desires to the extent possible
- e. **Strive to avoid allowing conflicting land uses to be located adjacent to one another**

- f. Preserve the most advantageous properties for commercial and industrial uses and direct residential use to other property
 - g. Encourage industrial uses in areas with convenient access to arterial roadways
 - h. Discourage large and undeveloped residential lots in areas serviced by the public water and sewer infrastructure
 - i. Recognize the different expectations residents have living in different areas of the Village and develop ordinances and policies reflective of those property owner expectations
 - j. Encourage development that preserves to the extent possible the quality of life that residents enjoy
 - k. Strive to maintain a density of no greater than one residential unit per twenty acres of land in the rural areas of the Village
 - l. Strive to maintain a density of no greater than one residential unit per one-half acre in the more urban areas of the Village
 - m. Seek to be involved with Wisconsin Public Service land use decision making process, particularly those regarding property adjacent to the existing power generation facilities and develop compatible neighboring uses
 - n. Encourage projects that cater to the Village's aging population
 - o. Avoid excess regulations that drive up cost for housing, land development, and site development
- Wisconsin Court of Appeals, Lakeland Area Property Owners Association, U.A. v. Oneida County, 2020SAP858

When reviewing an ordinance for consistency with a comprehensive plan, the future land use map and narrative portions of the plan **should not be reviewed in isolation**, but instead should be understood in relation to each other and in the context of the remainder of the plan.

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

- Yes. The portion of the Village where these property(s) are located are classified as Residential on the Village's Future Land Use Map. By rezoning this property from AR to RR5, residential uses will be permitted, similar to those permitted in SF (Single Family Residential) furthering the purpose of this Chapter and the Future Land Use Map. This satisfies the Zoning Ordinance's purpose of preserving and enhancing community appearance and quality of life.

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

- No Keeps it the same.

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. There are AR (Agricultural Residential), RR-5 (Rural Residential 5), RR-2 (Rural Residential 2) and SF (Single Family Residential) zoned parcels located near these parcels. The property owners will continue to utilize the parcel for purposes within these districts.

5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*

- Yes. The proposed parcels will meet all minimum requirements.

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?*

- This land is not being rezoned to a multi-family, commercial, or industrial zoning district.

MARATHON COUNTY CERTIFIED SURVEY MAP NO.

BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16,
TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER,
MARATHON COUNTY, WISCONSIN.



BEARINGS BASED ON THE
SOUTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 16, ASSUMED TO
BEAR S87°34'25"W

SURVEYOR'S NOTES

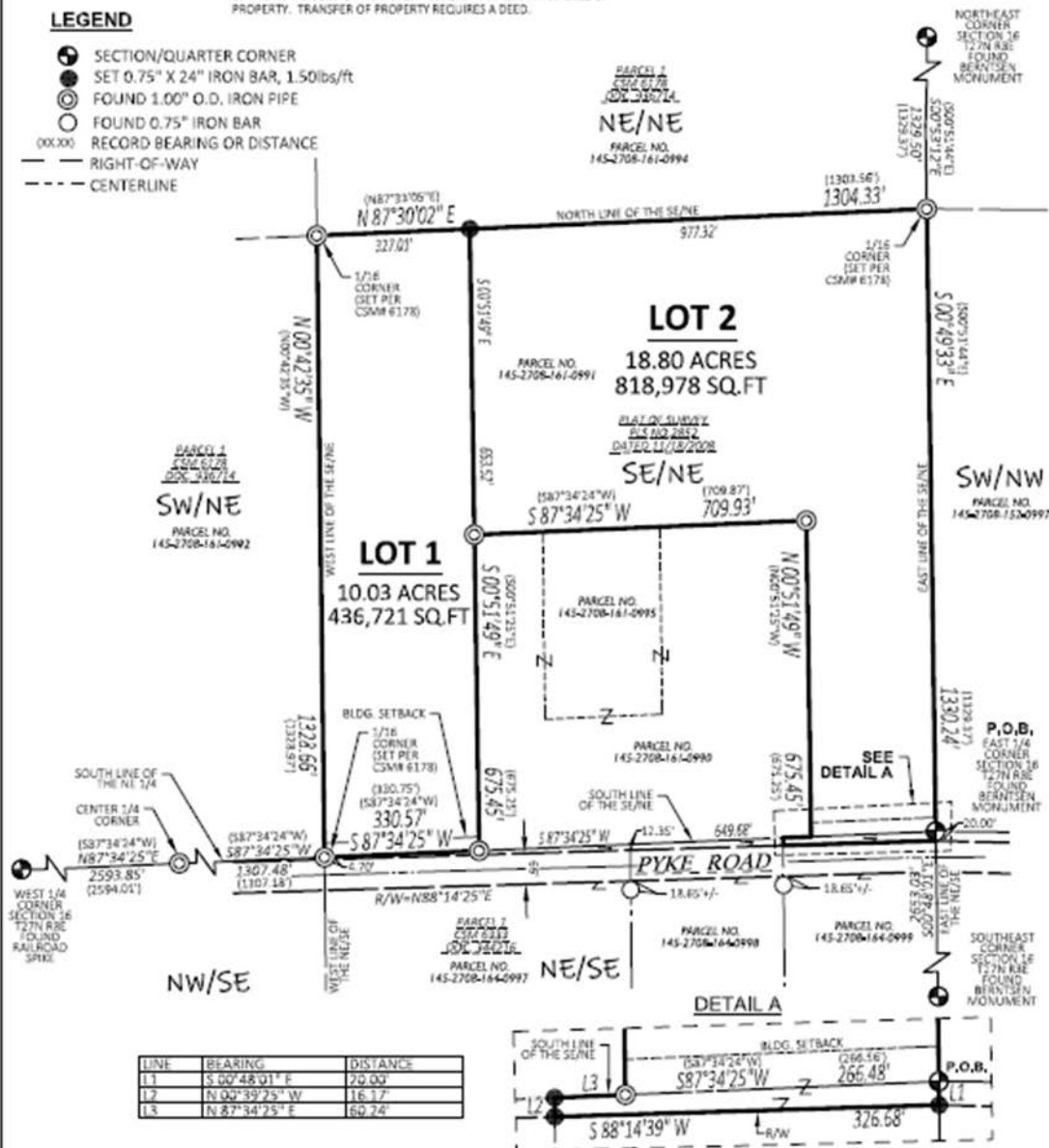
1. LOT 1 & 2 ARE PART OF PARENT TAX PARCEL NO. 145-2708-161-099
2. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, SEE CHAPTER 460 & CHAPTER 520 OF THE VILLAGE OF KRONENWETTER ORDINANCES OR CONTACT THE VILLAGE OF KRONENWETTER PLANNING & ZONING OFFICE.
3. RIGHT OF WAY FOR PYKE ROAD WAS ESTABLISHED USING FOUND IRONS ALONG RIGHT OF WAY TO THE EAST AND WEST OF PROPERTY. THESE FOUND IRONS AGREE WITH LOCATION OF SURVEYED ROADWAY, DITCHES AND UTILITIES AND 66' IN WIDTH.
4. ANY NEW DRIVEWAYS OR ACCESS POINTS TO LOTS 1 OR 2 WILL NEED TO BE APPROVED BY THE VILLAGE OF KRONENWETTER PRIOR TO INSTALLATION.
5. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

DRAFT

RESERVED FOR RECORDING DATA

LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 1.00" O.D. IRON PIPE
- FOUND 0.75" IRON BAR
- (XXX.XXX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- CENTERLINE



PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54602
PROJECT: WADINSKI CSM
FIELD SURVEY: 6/18/2024
DRAWN BY: JSM
DATE: 7/19/2024

0 150' 300'
SCALE: 1"=300'

OWNER: PARCEL NO. 145-2708-161-0991
MICHAEL & ANNE MAAS
2339 PYKE ROAD
KRONENWETTER, WI 54601

CLIENT: PARCEL NO. 145-2708-161-0990
TERRANCE WADINSKI
3293 PYKE ROAD



RUTZEN
SURVEY SERVICES
LAND SURVEYING - MAPPING - CONSULTING
WWW.RUTZENSURVEY.COM 715-881-0735

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____

**BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16,
TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER,
MARATHON COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF TERRANCE WADINSKI AND THAT SAID PARCEL CONTAINS 1,261,606 SQ. FT. OR 28.96 ACRES MORE OR LESS AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 8 EAST, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE S00°48'01"E ALONG THE EAST LINE OF THE NE/SE OF SECTION 16, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY OF PYKE ROAD;

THENCE S88°14'39"W ALONG THE NORTH RIGHT OF WAY OF PYKE ROAD, A DISTANCE OF 326.68 FEET;

THENCE N00°39'25"W, A DISTANCE OF 16.17 FEET TO THE SOUTH LINE OF THE SE/NE OF SECTION 16;

THENCE N87°34'25"E ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 60.24 FEET;

THENCE N00°51'49"W, A DISTANCE OF 675.45 FEET;

THENCE S87°34'25"W, A DISTANCE OF 709.93 FEET;

THENCE S00°51'49"E, A DISTANCE OF 675.45 FEET TO THE SOUTH LINE OF THE SE/NE OF SECTION 16;

THENCE S87°34'25"W ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 330.57 FEET TO THE SOUTHWEST CORNER OF THE SE/NE OF SECTION 16;

THENCE N00°42'35"W ALONG THE WEST LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1328.66 FEET TO THE NORTHWEST CORNER OF THE SE/NE OF SECTION 16;

THENCE N87°30'02"E ALONG THE NORTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1304.33 FEET TO THE NORTHEAST CORNER OF THE SE/NE OF SECTION 16;

THENCE S00°49'33"E ALONG THE EAST LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1330.24 FEET TO THE EAST 1/4 CORNER OF SECTION 16 AND THE **POINT OF BEGINNING**.

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF 236.34 OF THE WISCONSIN STATUTES, CHAPTER 460 & 520 OF THE VILLAGE OF KRONENWETTER ORDINANCE AND A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2024

TIMOTHY G. RUTZEN JR.

WI PROFESSIONAL LAND SURVEYOR S-2994

VILLAGE OF KRONENWETTER APPROVAL

STATE OF WISCONSIN - VILLAGE OF KRONENWETTER

APPROVED IN ACCORDANCE WITH THE VILLAGE OF KRONENWETTER LAND DIVISION & ZONING ORDINANCE THIS _____ DAY OF _____, 2024

VILLAGE OF KRONENWETTER PLANNING & ZONING DEPARTMENT

PLAT REVIEW OFFICER

PREPARED BY:
RUTZEN SURVEY SERVICES
4240 PINE ROAD
JUNCTION CITY, WI 54643
PROJECT: WADINSKI CSM
FIELD SURVEY: 6/18/2024
DRAWN BY: TGR
DATE: 7/29/2024

OWNER: PARCEL NO. 145-2706-161-0991
MICHAEL & ANNE MAAS
3388 PYKE ROAD
KRONENWETTER, WI 54655

CLIENT: PARCEL NO. 145-2706-164-0990
TERRANCE WADINSKI
3293 PYKE ROAD
KRONENWETTER, WI 54655



RUTZEN
SURVEY SERVICES
LAND SURVEYING - MAPPING - CONSULTING
WWW.RUTZENSURVEY.COM 715-881-0735

Certified Survey Map (CSM) Application

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

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

Plan Commission meetings are held on the 3^d Monday of each month.

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

Section 8, Item E.



Applicant Information

1. Applicant Name Tim Rutzen Phone Number 715-891-0735
Address 4340 Pine Road, Junction City, WI 54443
Email tim@rutzensurvey.com
2. Property Title holder Name Michael & Anne Maas Phone Number _____
Address 3188 Pyke Road, Kronenwetter, WI 54455
Email _____
3. Prepared By Company Name Rutzen Survey Services
Address 4340 Pine Road, Junction City, WI 54443
Phone Number 715-891-0735 Email tim@rutzensurvey.com

Property Information

4. Property Address (no address) Pyke Road, Kronenwetter, WI
5. Section 16 Township 27 Range 8 6. Parcel Identification # (PIN) 145-2708-161-0991
7. Legal Description (attach an additional sheet if necessary) Part of the SE/NE of Section 16 (see attached csm)
8. Parcel Acreage 28.83 9. Zoning District AR (Agricultural Residential)
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
NO
The zoning change application is required to be submitted with this CSM application.
11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) No
12. Number of lots proposed in the CSM: 2

Required Attachments

1. Narrative describing the CSM with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

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

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

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

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

Tim Rutzen

(Printed Name of Applicant)



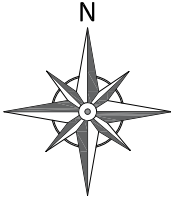
(Signature of Applicant)

7/3/24

(Date)

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____

BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16,
TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER,
MARATHON COUNTY, WISCONSIN.



BEARINGS BASED ON THE
SOUTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 16, ASSUMED TO
BEAR S87°34'25"W

SURVEYOR'S NOTES

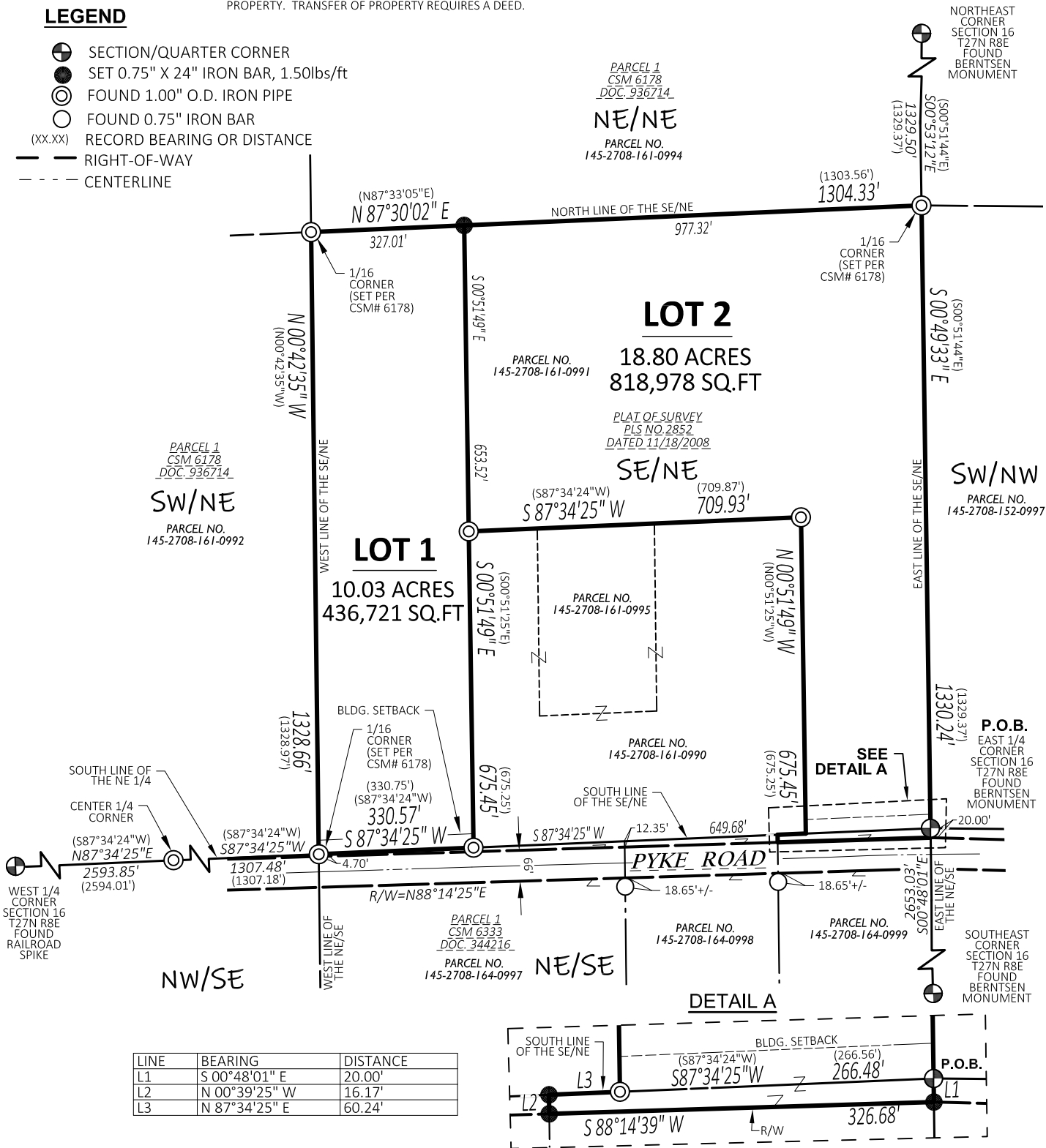
1. LOT 1 & 2 ARE PART OF PARENT TAX PARCEL NO. 145-2708-161-099 & 145-2708-164-0999, PARCEL'S PRIOR WERE ZONED AR, BUT NOW APPROVED TO BE RE-ZONED TO RR5 TO MEET MINIMUM ACREAGE.
2. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, SEE CHAPTER 460 & CHAPTER 520 OF THE VILLAGE OF KRONENWETTER ORDINANCES OR CONTACT THE VILLAGE OF KRONENWETTER PLANNING & ZONING OFFICE.
3. RIGHT OF WAY FOR PYKE ROAD WAS ESTABLISHED USING FOUND IRONS ALONG RIGHT OF WAY TO THE EAST AND WEST OF PROPERTY. THESE FOUND IRONS AGREE WITH LOCATION OF SURVEYED ROADWAY, DITCHES AND UTILITIES AND 66' IN WIDTH.
4. ANY NEW DRIVEWAYS OR ACCESS POINTS TO LOTS 1 OR 2 WILL NEED TO BE APPROVED BY THE VILLAGE OF KRONENWETTER PRIOR TO INSTALLATION.
5. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

DRAFT

RESERVED FOR RECORDING DATA

LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 1.00" O.D. IRON PIPE
- FOUND 0.75" IRON BAR
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- CENTERLINE



PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54443
PROJECT: WADINSKI CSM
FIELD SURVEY: 6/18/2024
DRAWN BY: TGR
DATE: 7/19/2024

0 150' 300'
SCALE: 1"=300'

SHEET 1 OF 2

OWNER: PARCEL NO. 145-2708-161-0991
MICHAEL & ANNE MAAS
3188 PYKE ROAD
KRONENWETTER, WI 54455

CLIENT: PARCEL NO. 145-2708-164-0990
TERRANCE WADINSKI
3293 PYKE ROAD
KRONENWETTER, WI 54455



RUTZEN
SURVEY SERVICES LLC
LAND SURVEYING - MAPPING - CONSULTING
WWW.RUTZENSURVEY.COM 715-891-0735

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
*BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16,
TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER,
MARATHON COUNTY, WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF TERRANCE WADINSKI AND THAT SAID PARCEL CONTAINS 1,261,606 SQ. FT. OR 28.96 ACRES MORE OR LESS AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 8 EAST, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE S00°48'01"E ALONG THE EAST LINE OF THE NE/SE OF SECTION 16, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY OF PYKE ROAD;

THENCE S88°14'39"W ALONG THE NORTH RIGHT OF WAY OF PYKE ROAD, A DISTANCE OF 326.68 FEET;

THENCE N00°39'25"W, A DISTANCE OF 16.17 FEET TO THE SOUTH LINE OF THE SE/NE OF SECTION 16;

THENCE N87°34'25"E ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 60.24 FEET;

THENCE N00°51'49"W, A DISTANCE OF 675.45 FEET;

THENCE S87°34'25"W, A DISTANCE OF 709.93 FEET;

THENCE S00°51'49"E, A DISTANCE OF 675.45 FEET TO THE SOUTH LINE OF THE SE/NE OF SECTION 16;

THENCE S87°34'25"W ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 330.57 FEET TO THE SOUTHWEST CORNER OF THE SE/NE OF SECTION 16;

THENCE N00°42'35"W ALONG THE WEST LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1328.66 FEET TO THE NORTHWEST CORNER OF THE SE/NE OF SECTION 16;

THENCE N87°30'02"E ALONG THE NORTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1304.33 FEET TO THE NORTHEAST CORNER OF THE SE/NE OF SECTION 16;

THENCE S00°49'33"E ALONG THE EAST LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1330.24 FEET TO THE EAST 1/4 CORNER OF SECTION 16 AND THE **POINT OF BEGINNING**.

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF 236.34 OF THE WISCONSIN STATUTES, CHAPTER 460 & 520 OF THE VILLAGE OF KRONENWETTER ORDINANCE AND A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2024

TIMOTHY G RUTZEN JR
WI PROFESSIONAL LAND SURVEYOR S-2994

VILLAGE OF KRONENWETTER APPROVAL

STATE OF WISCONSIN - VILLAGE OF KRONENWETTER
APPROVED IN ACCORDANCE WITH THE VILLAGE OF KRONENWETTER LAND
DIVISION & ZONING ORDINANCE THIS _____ DAY OF _____, 2024
VILLAGE OF KRONENWETTER PLANNING & ZONING DEPARTMENT

PLAT REVIEW OFFICER

PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54443
PROJECT: WADINSKI CSM
FIELD SURVEY: 6/18/2024
DRAWN BY: TGR
DATE: 7/19/2024

OWNER: PARCEL NO. 145-2708-161-0991
MICHAEL & ANNE MAAS
3188 PYKE ROAD
KRONENWETTER, WI 54455

CLIENT: PARCEL NO. 145-2708-164-0990
TERRANCE WADINSKI
3293 PYKE ROAD
KRONENWETTER, WI 54455

SHEET 2 OF 2



RUTZEN
SURVEY SERVICES LLC
LAND SURVEYING - MAPPING - CONSULTING
WWW.RUTZENSURVEY.COM 715-891-0735



Report to Planning Commission

Agenda Item: Site Plan Application, Forward Creative Services LLC, 1260 Kowalski Road, Mike Tourville (owner).

Meeting Date: August 19, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Site Plan Application, Forward Creative Services LLC, 1260 Kowalski Road, Mike Tourville (owner).

OBJECTIVE(S): To review the Site Plan Application and related documents for the placement of a Personal Storage Facility at the above property.

HISTORY/BACKGROUND: Forward Creative Services LLC is in the process of purchasing 1260 Kowalski Road. They propose to construct four self-storage buildings with associated driveways on the subject parcel. This project is considered new development.

The current land use is a vacant parcel. The proposed land use is self-storage, which fits within the current industrial zoning. The project is proposed to be completed in phases. The full build-out of the site will contain 129 storage units and 1 office.

RECOMMENDED ACTION: To conditionally approve the Site Plan for Forward Creative Services, subject to the conditions contained with the Staff's Report and to accept the findings of fact set forth in the Staff's Report.

ATTACHMENTS: Staff Report and Site Plan Application.



FORWARD CREATIVE SERVICES SITE PLAN APPLICATION

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Meeting: 6:00 pm. August 19, 2024

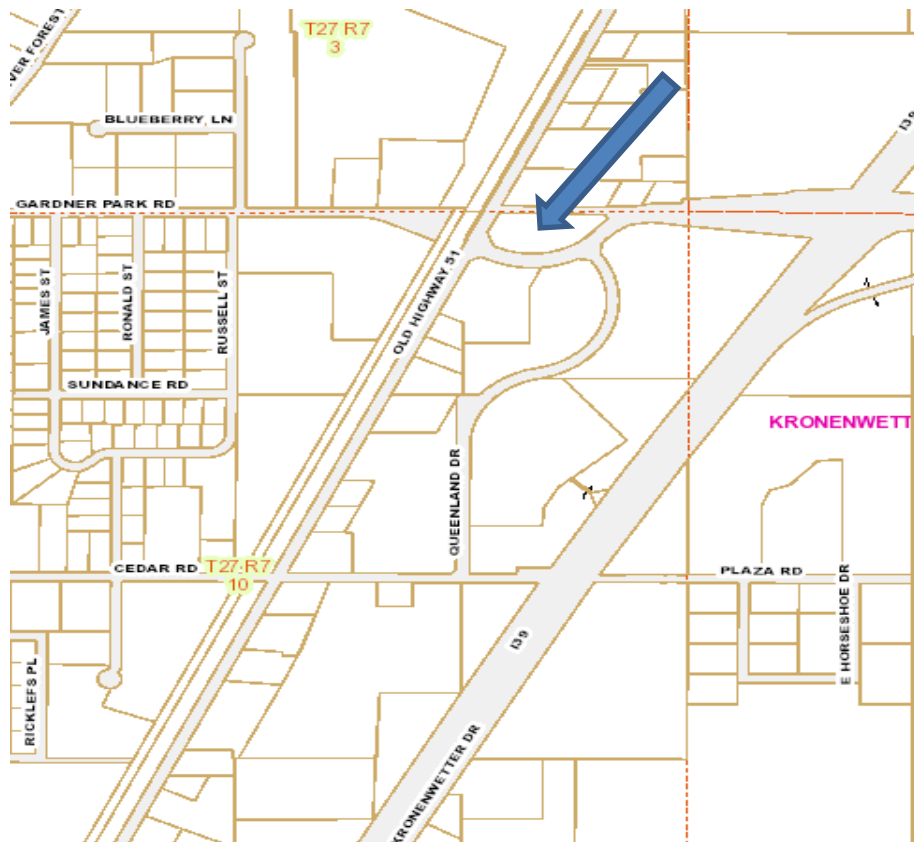
APPLICANT:

Michael Tourville
955 Holly Tree Lane
Fond Du Lac, WI 54935

PROPERTY OWNER:

RMCM PARTNERSHIP LLC
7120 BAXTER RD
PO BOX 133
ARENA, WI 53503

LOCATION OF REQUEST: 1260 Kowalski Road, Kronenwetter, Wisconsin, 54455



Map 1: Site Location

(Source Data: Village of Kronenwetter)



ACREAGE: 3.312 Acres

Legal DESCRIPTION: SEC 10-27-07 PT OF NE 1/4 NE 1/4 - LOT 2 CSM VOL 64 PG 16 (#14379) (DOC #1449149) EX DOC #1499366-RD [FIPO: PLAT OF SURVEY 8/1/2024]

LEGAL NOTIFICATION: Notice of the project was sent to adjacent property owners within 500 feet of the subject property on August 6, 2024.

DEVELOPMENT PATTERN (AND ZONING): Subject Property: General Industrial (M2)
North: General Commercial (B3) and Single-Family Residential (SF)
South: General Industrial (M2) and Rural Residential (RR5)
East: General Industrial (M2)
West: General Industrial (M2)

INTRODUCTION

Forward Creative Services LLC is in the process of purchasing 1260 Kowalski Road. They propose to construct four self-storage buildings with associated driveways on the subject parcel. This project is considered new development.

The current land use is a vacant parcel. The proposed land use is self-storage, which fits within the current industrial zoning. The project is proposed to be completed in phases. The full build-out of the site will contain 129 storage units and 1 office.

The total floor area of all buildings is 25,582 square feet. The total driveway area for the site is 36,267 square feet. The landscape surface area is 82,436 square feet. The floor area ratio is 0.177. The impervious surface area ratio is 0.429. The landscape surface area ratio is 0.571.

The site will be open for renters 24 hours a day. Traffic will be variable, but light due to the nature of the business. The office is the only portion of the site with domestic water and sanitary sewer fixtures. Use of the office will be light and not contribute significantly to the water and septic loading.

Staff recommends conditional approval of the site plan.





**VILLAGE OF KRONENWETTER PLAN COMMISSION
AUGUST 19, 2024**

**FORWARD CREATIVE SERVICES
1260 Kowalski Road
Site Plan Review**

RECOMMENDED MOTION

To conditionally approve the Site Plan for Forward Creative Services, subject to the conditions contained with the Staff's Report and to accept the findings of fact set forth in the Staff's Report.

Condition: Enter into a Development Agreement with the Village of Kronenwetter.

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION

Section 520-29(C)(5) of the Village of Kronenwetter General Code states the Plan Commission may approve a site plan only after considering the following:

(a) The proposed use(s) conform(s) to the uses permitted in that zoning district.

Yes. A Personal Storage Facility is a permitted use in the General Industrial (M2) Zoning District.

(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of this chapter.

Yes. The dimensional arrangement of the building and hard surfaced areas conform to all requirements of setback and height restrictions of Chapter 520 of the Village General Code.

(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.

Yes. The proposed use meets all use and design provisions as found in Chapter 520 of the Village General Code.

(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.

Yes. No new public streets are proposed for this development. An existing trail access point from Kowalski Road will be removed and replaced with a new driveway access.

(e) The proposed on-site buildings, structures and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting and parking, as specified by this chapter or any other codes or laws.

Yes. The proposed site plan is situated to minimize adverse effect upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, lighting, erosion, grading, and parking, as specified by Chapter 520 of the Village General Code and all other codes or laws. Infiltration basins will be constructed to manage storm water for impervious surfaces. Erosion control measures will be taken during construction. A lighting plan was provided showing proposed lighting and showing no impact on the residential neighbors to the north.

(f) Natural features of the landscape are retained where they can enhance the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare and appearance of the neighborhood.

Yes. The landscape plan identifies a combination of large deciduous/coniferous trees, shrubs and herbaceous plants strategically placed on the property.

(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing or landscaping, as provided or required.

Yes. The applicant has submitted a landscaping plan that meets Village requirements.

(h) Land, buildings and structures are readily accessible to emergency vehicles and disabled persons.

Yes. Emergency vehicles will have adequate access to the site and buildings. Emergency vehicles can access the property through the roadway access off Kowalski Road. Both the Fire and Police Chief have reviewed and approved the site plan.

(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans.

Yes. The site plan is consistent with the intent and purpose of Chapter 520 of the Village General Code. The site plan promotes the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans. The lot is zoned General Industrial. A Personal Storage Facility is a permitted use in the General Industrial (M2) Zoning District.

(j) The site plan is consistent with the public goals, objectives, principles, standards, policies and urban design criteria set forth in the Village's Master Plan or components thereof.

Yes. The site plan is consistent with and furthers the goals, objectives, principles, and policies established in the Village's Comprehensive Plan. The Future Land Use Map shows the subject properties as Industrial. As part of the Comprehensive Plan, the Village will seek to guide development to areas in the Village already established and well positioned to appropriate locations.

Site Plan Application & Submittal Requirement

Section 8, Item F.



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

Application Fees

Minor Site Plan Amendment: \$150
Site Plans less than 5,000 SF of Building Area: \$500
Site Plans greater than 5,000 SF of Building Area: \$1,000

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

1. Project Name Forward Creative Services Submittal Date 08/02/2024
2. Owner Michael Tourville Telephone 920-841-3673
Address 955 Holly Tree Lane, Fond Du Lac, WI 54935
3. Applicant is (check one) ☒ Owner ☐ Agent ☐ Other _____
(If Applicant is not the owner, provide letter of Authorization from Owner)
4. Project Applicant / Contact Person Michael Tourville
Phone # 920-841-3673 Fax # _____
Address 955 Holly Tree Lane, Fond Du Lac, WI 54935
Email Address mike.tourville@yahoo.com
5. Is property to be subdivided within an existing subdivision? No
If so, what is the existing subdivision name? _____
6. Location and legal description of property (by government lot, section, township, range and county)
1260 Kowalski Road
Part of the Northeast 1/4 of the Northeast 1/4, Section 10, Township 27 North, Range 7 East
7. Total acreage of property 3.312
8. Frontage width of parcel Approx 768
9. Parcel Identification Number (PIN) 145-2707-101-0966
10. Existing Zoning of the property M2 - General Industrial
11. Type of Parcel ☒ Commercial ☐ Multi-Family ☐ Industrial ☐ PUD ☐ Other
12. Current Zoning/Use

	<u>Zoning</u>	<u>Land Use</u>
North:	<u>B3 and SF</u>	<u>Vacant and Residential</u>
South:	<u>M2 and RR5</u>	<u>Vacant and Agricultural</u>
East:	<u>M2</u>	<u>Vacant</u>
West:	<u>M2</u>	<u>Industrial</u>

CHECKLIST

- ☒ Plans and written submittals. The following is a description of the plans, documents and written submittals required for the various permits by this chapter. Applications shall be submitted on forms provided by the Village Clerk, along with applicable fees as per the fee schedule. All plans and documents must be 11 inches by 17 inches reproducible, except one set of originals at D-size scale. A description of the intended uses, described in reasonable detail, shall include the following:

- a. Zoning. Existing zoning district(s) and proposed zoning district(s) (if different).
- b. Land use plan designation. The designated type of use shown for the site on the Village Land Use Map.
- c. Current land uses. Present land uses on the subject property.
- d. Proposed land uses. Proposed land uses for the subject property.
- e. Projected use. Projected number of residents, employees, and daily visitors.
- f. Proposed development. The amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density floor area ratio, impervious surface area ratio, and landscape surface area ratio.
- g. Operations. The operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loading, and traffic generation.
- h. Building material. The exterior building and fencing material types and colors.
- i. Expansion. Any possible future expansion and related implications.
- j. Other information. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

- ☒ Small location map. A map of the subject property showing all lands for which the use is proposed, and all other lands within 200 feet of the boundaries of the subject property. The location map shall clearly indicate the current zoning of the subject property and adjacent properties and show any other jurisdiction(s) that maintain control over the property. The location map shall be at a scale that is not less than one inch equals 800 feet, as well as a location map copy on a sheet no larger than 11 inches by 17 inches, showing the subject property and illustrating its relationship to the nearest street intersection.

- ☒ Scale Site Plan: A site plan of the subject property as proposed for development. A site plan shall be submitted at scale (and a reduction at 11" x 17") that includes:

- a. A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- b. The date of the original plan and the latest date of revision to the plan;
- c. A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals one hundred (100) feet;
- d. A legal description of the subject property;
- e. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- f. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- g. All required building setback lines;
- h. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- i. The location and dimensions of all access points onto public streets;
- j. The location and dimensions of all on-site parking (and off-site parking provision if they are to be employed), including a summary of the number and size of parking stalls provided versus the number required by this Ordinance;
- k. The location and dimensions of all loading and service areas on the subject property and labels indicating the dimensions of such areas;

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

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

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

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

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

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

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

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

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

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

Printed Name of Applicant

Signature of Applicant

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____

Recommendation: Approved / Denied

Village Board:

Meeting Date _____

Decision: Approved / Denied

PLAT OF SURVEY

Of a part of a parcel of land described in Document No. 1733124 being a part of Lot 2 of Certified Survey Map No. 14379 recorded in Volume 64 of Certified Survey Maps on page 16 as Document No. 1449149 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin

PROJECT No.

4416

RIVERSIDE LAND SURVEYING LLC

5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894

email - mail@riversidelandsurveying.com

REVIEWS:

SURVEYED BY: SMH & ATS

DRAWN BY: SMH

CHECKED BY: NJW

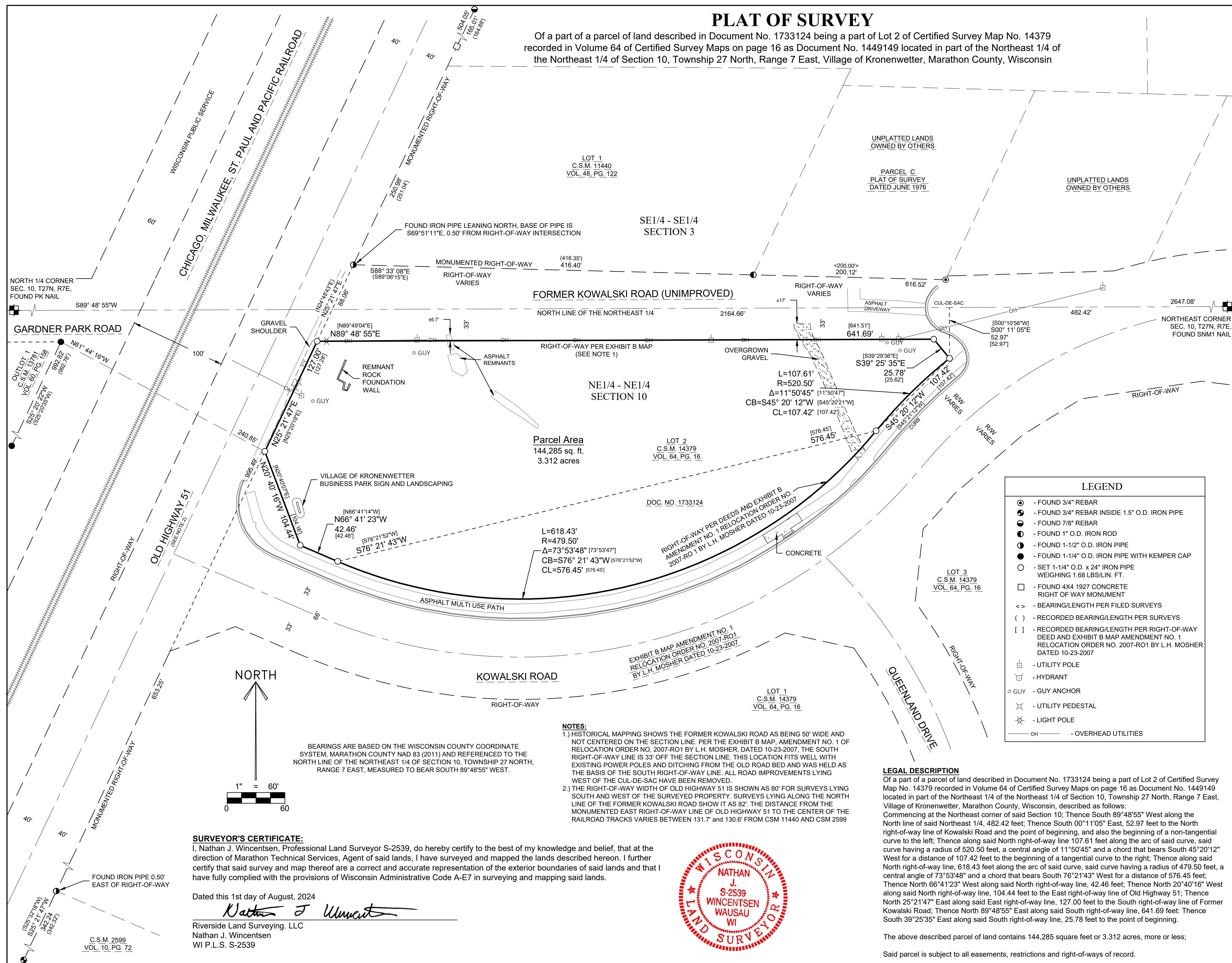
FIELDWORK: JULY 16, 2024

DRAFT DATE: JULY 17, 2024

PLAT OF SURVEY FOR
MARATHON TECHNICAL SERVICES
1260 KOWALSKI ROAD
KRONENWETTER, WI 54455

SHEET

1 OF 1

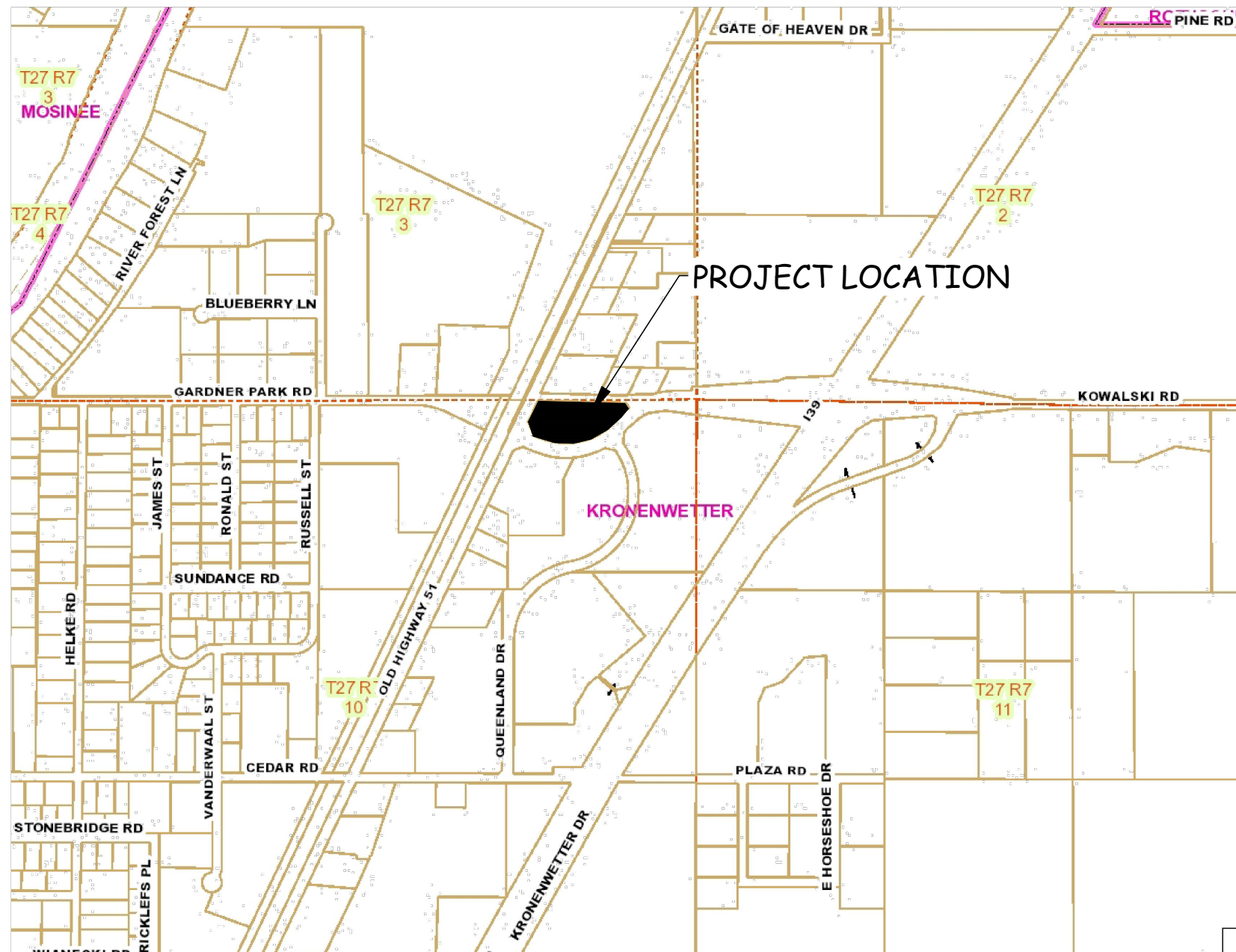


CIVIL PLANS FOR

FORWARD CREATIVE SERVICES LLC

LOT 2 OF CSM VOLUME 64 PAGE 16 (#14379) DOCUMENT
#1449149 EXCEPTING DOCUMENT #1499399

BEING PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF
SECTION 10, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF
KRONENWETTER, MARATHON COUNTY



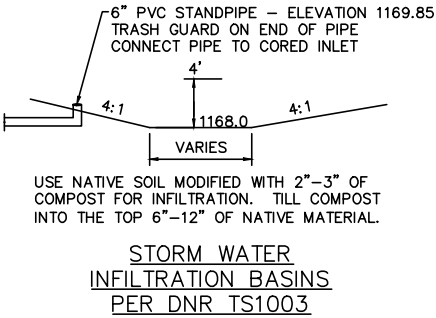
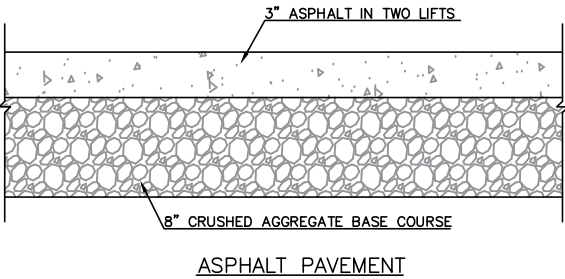
LOCATION MAP

SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9

TYPICAL DETAILS
EROSION CONTROL DETAILS
EXISTING SITE PLAN
DEMOLITION PLAN
SITE PLAN
GRADING PLAN
UTILITY PLAN
EROSION CONTROL PLAN



MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 54489 PHONE - (715)843-7292 WWW.MTSLLC.NET	
REVISION DATE 08/05/2024	
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT	
COVER SHEET	FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD
SCALE	
NO SCALE	
SHEET NO.	
1	31



MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 53091 PHONE - (715)843-7292 WWW.MTSLLC.NET		REVISION DATE 08/05/2024	Section 8, Item F.	
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT				
TYPICAL DETAILS		FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD		
SCALE				
NO SCALE				
SHEET NO.				
2		32		

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

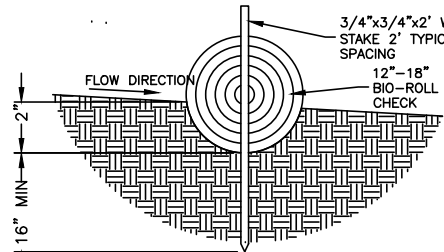
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

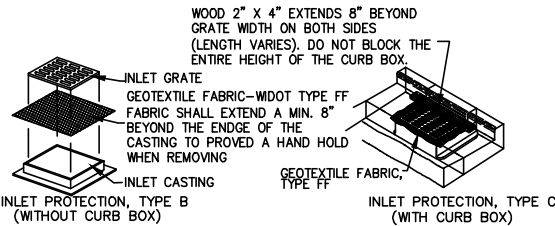
- STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



NOTES:

- USE ONLY DITCH CHECKS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL).
- INSPECT DITCH CHECK FOR DEFICIENCIES PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, AND AT 1-WEEK INTERVALS.
- DITCH CHECK TO BE INSTALLED FROM TOP OF BERM TO TOP OF BERM TO PREVENT WATER FROM GOING AROUND THE DITCH CHECK.
- A STAKE SHALL BE PLACED AT THE TOE OF SLOPE ON BOTH SIDES.
- REMOVE SEDIMENT BEHIND DITCH CHECK BEFORE SEDIMENT LEVEL REACHES THE HALFWAY POINT BETWEEN THE GROUND SURFACE AND TOP OF THE DITCH CHECK.

TEMPORARY DITCH CHECK



INSTALLATION:

- REMOVE INLET GRATE.
- PLACE FABRIC OVER THE TOP OF THE CASTING
- PLACE THE GRATE BACK IN PLACE KEEPING A MINIMUM OF 8" OF FABRIC EXTENDING ON ALL SIDES

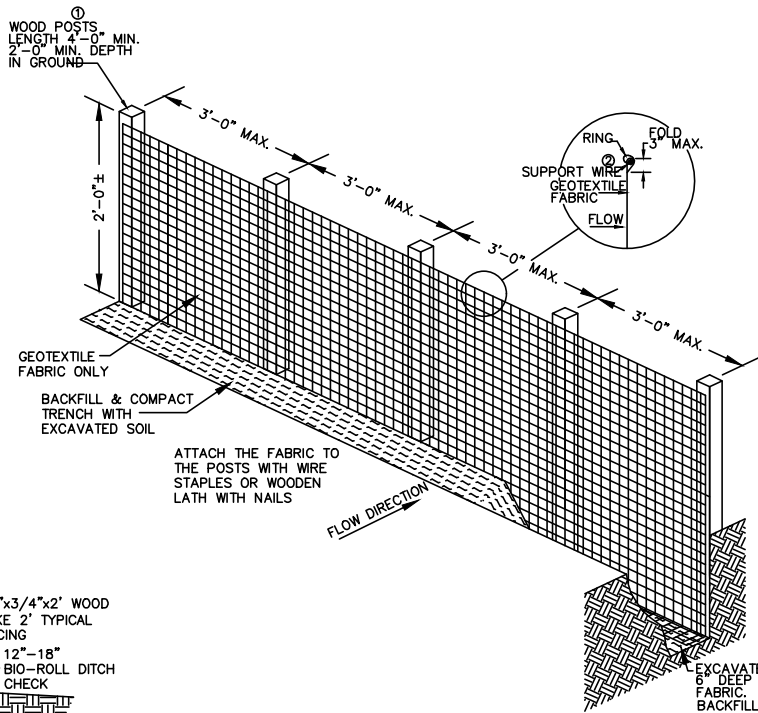
MAINTENANCE:

CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDING WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

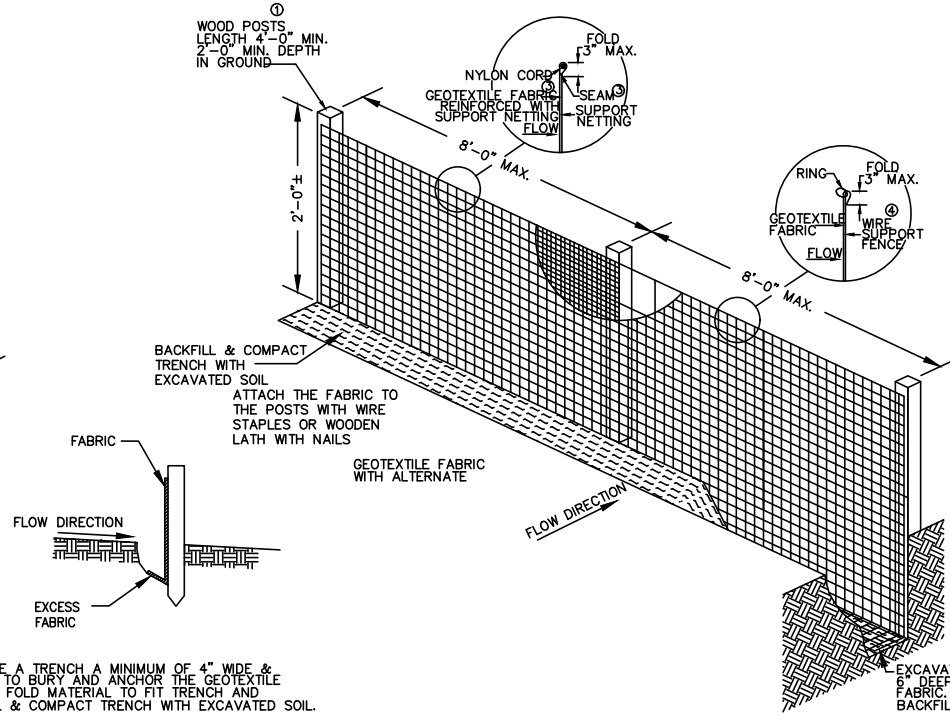
GENERAL NOTES:

USE ONLY THE FOLLOWING GEOTEXTILE FABRIC THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: A) LINQ INDUSTRIAL FABRICS - GTF 403 B) TO MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

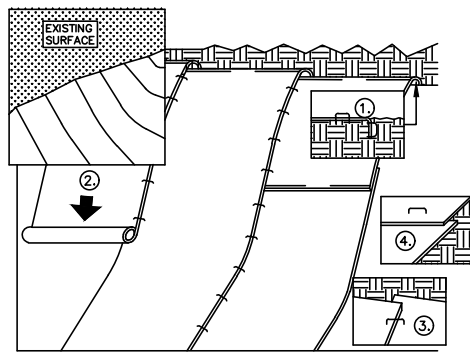
INLET PROTECTION



SILT FENCE ALTERNATE "A"



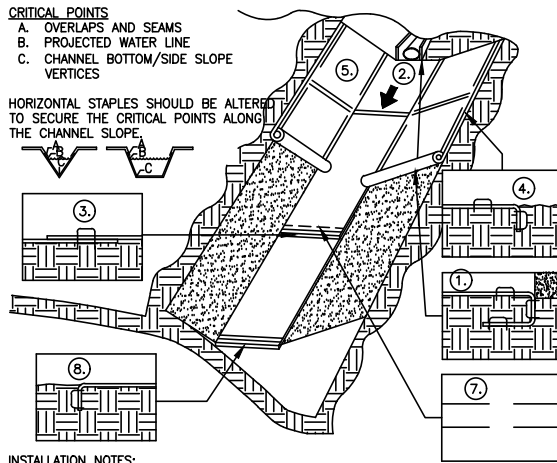
SILT FENCE ALTERNATE "B"



INSTALLATION NOTES:

- BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
- OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

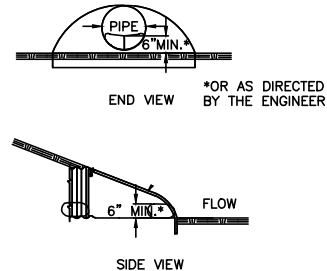
NON-CHANNEL EROSION MAT



INSTALLATION NOTES:

- BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
- OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
- BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
- IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.

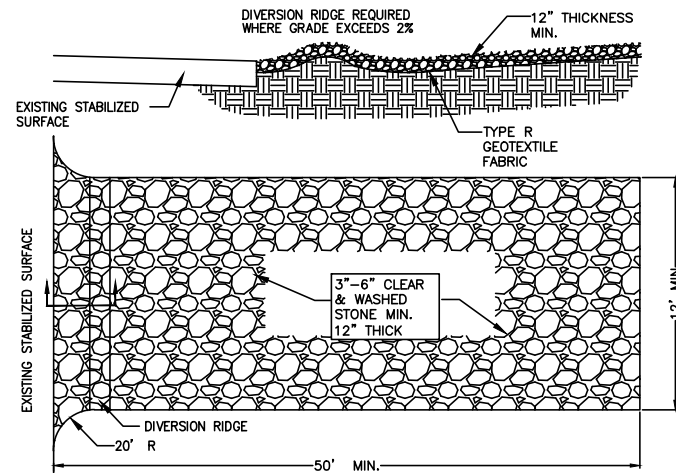
CHANNEL EROSION MAT



GENERAL NOTES:

- USE NO.2 COARSE AGGREGATE OR BREAKER RUN TO FILL THE BAGS.
- PLACE BAGS END TO END OR OVERLAPPING TO FAR ENOUGH UP THE SIDES OF THE DITCH TO PREVENT ERODING AROUND ENDS.

ROCK FILTER BAG CULVERT PIPE CHECK

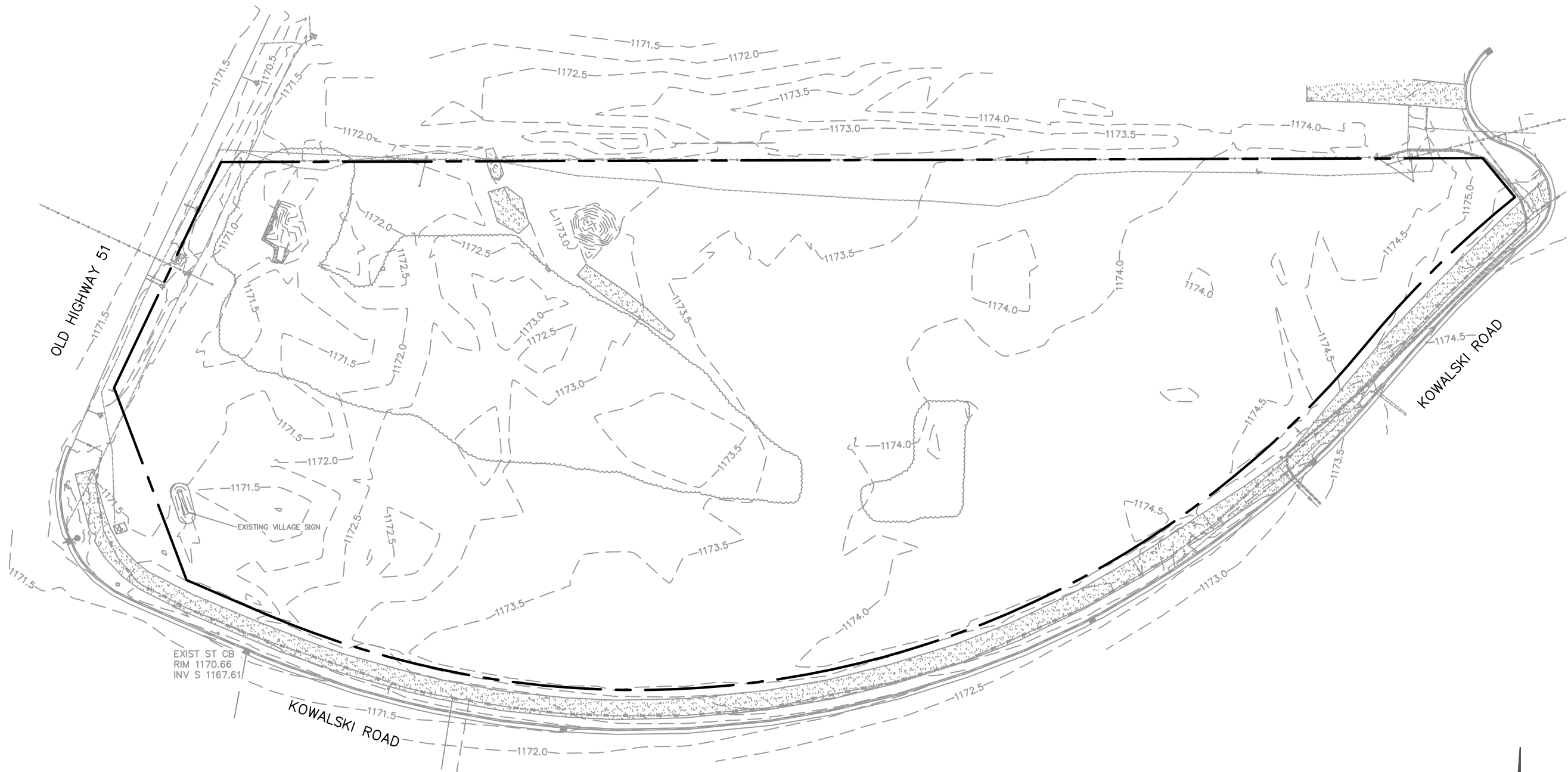


NOTES:

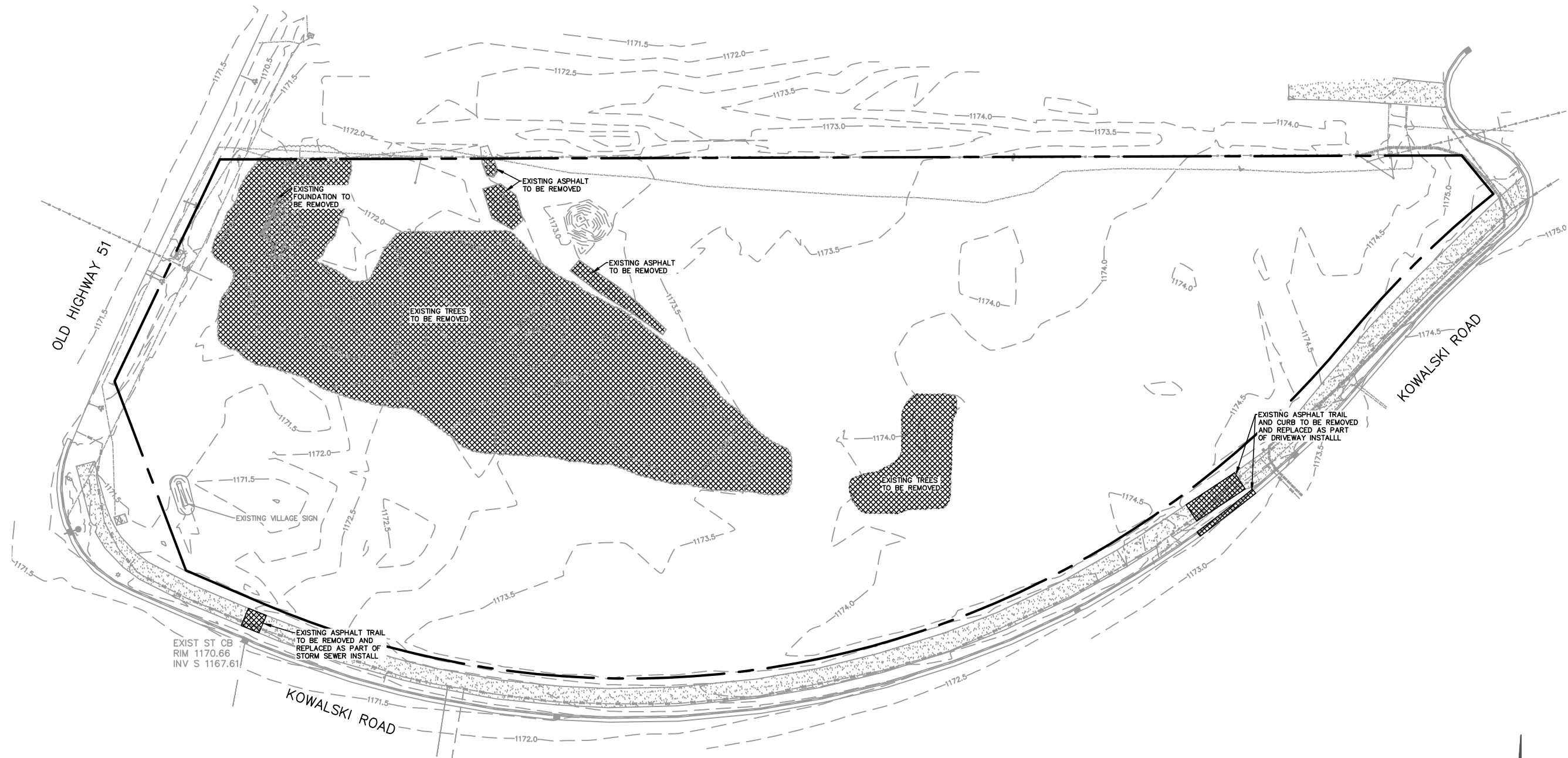
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

ROCK CONSTRUCTION ENTRANCE

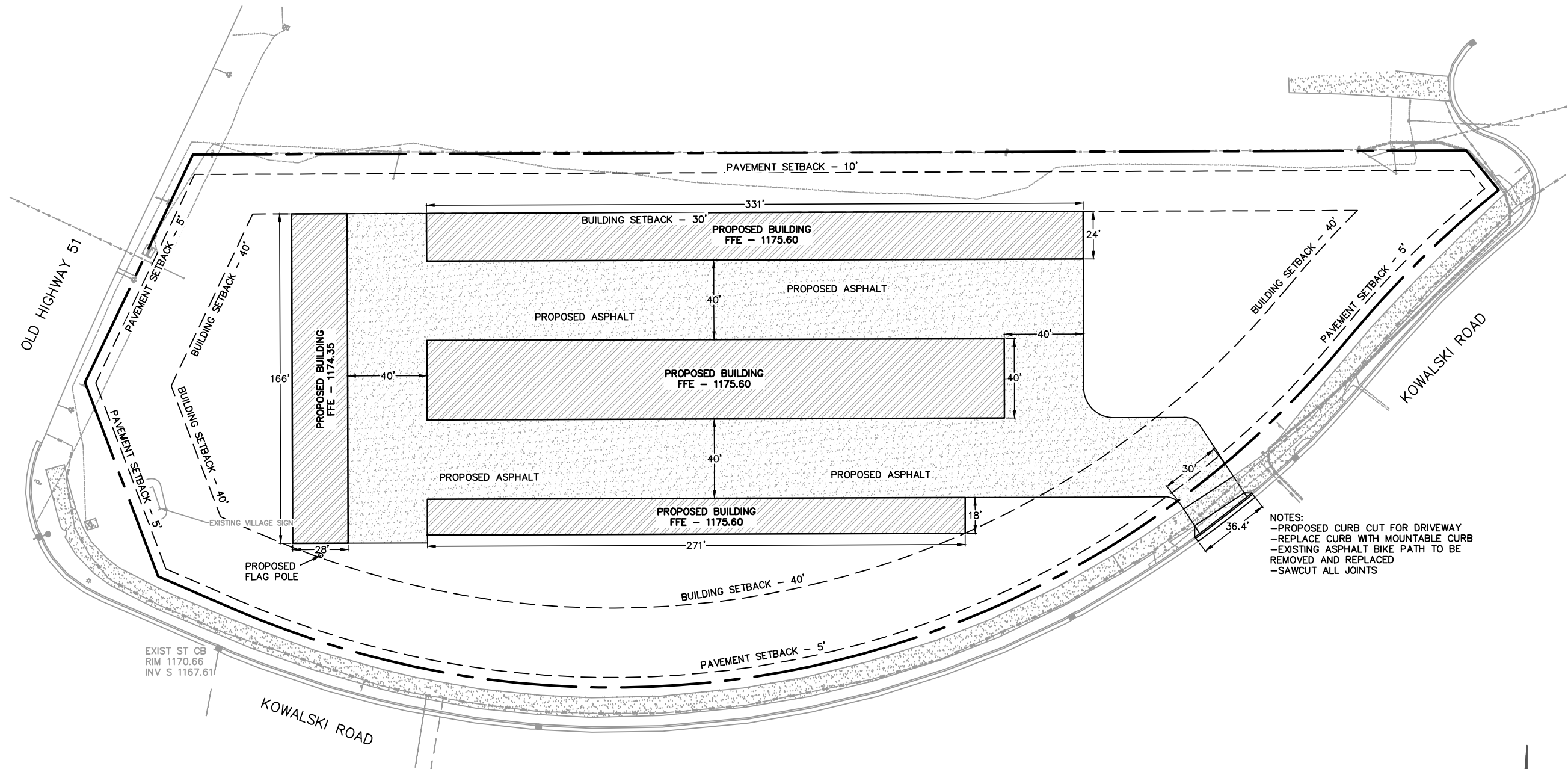
MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 53599 PHONE - (715)843-7292 WWW.MTSLLC.NET		Section 8, Item F.	
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT		REVISION DATE	
EROSION CONTROL DETAILS			
FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD			
SCALE			
NO SCALE			
SHEET NO.			
3		33	



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SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT		REVISION DATE	
EXISTING SITE PLAN		FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD	
SCALE		1" = 60'	
SHEET NO.		4	
		34	



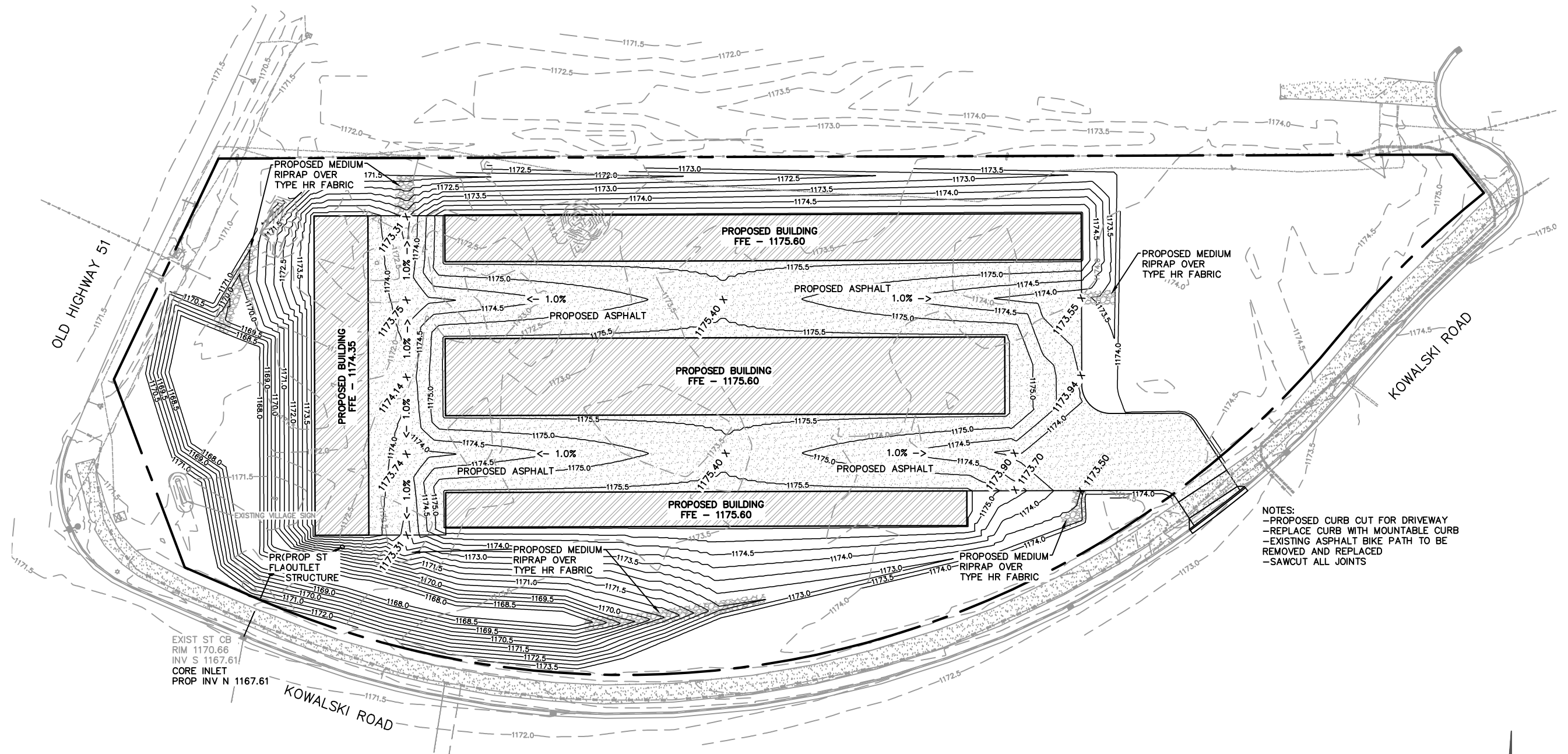
MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 53401 PHONE - (715)843-7292 WWW.MTSLLC.NET		REVISION DATE 08/05/2024	Section 8, Item F.	
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT				
DEMOLITION PLAN				
FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD				
SCALE				
1" = 60'				
SHEET NO.				
5		35		



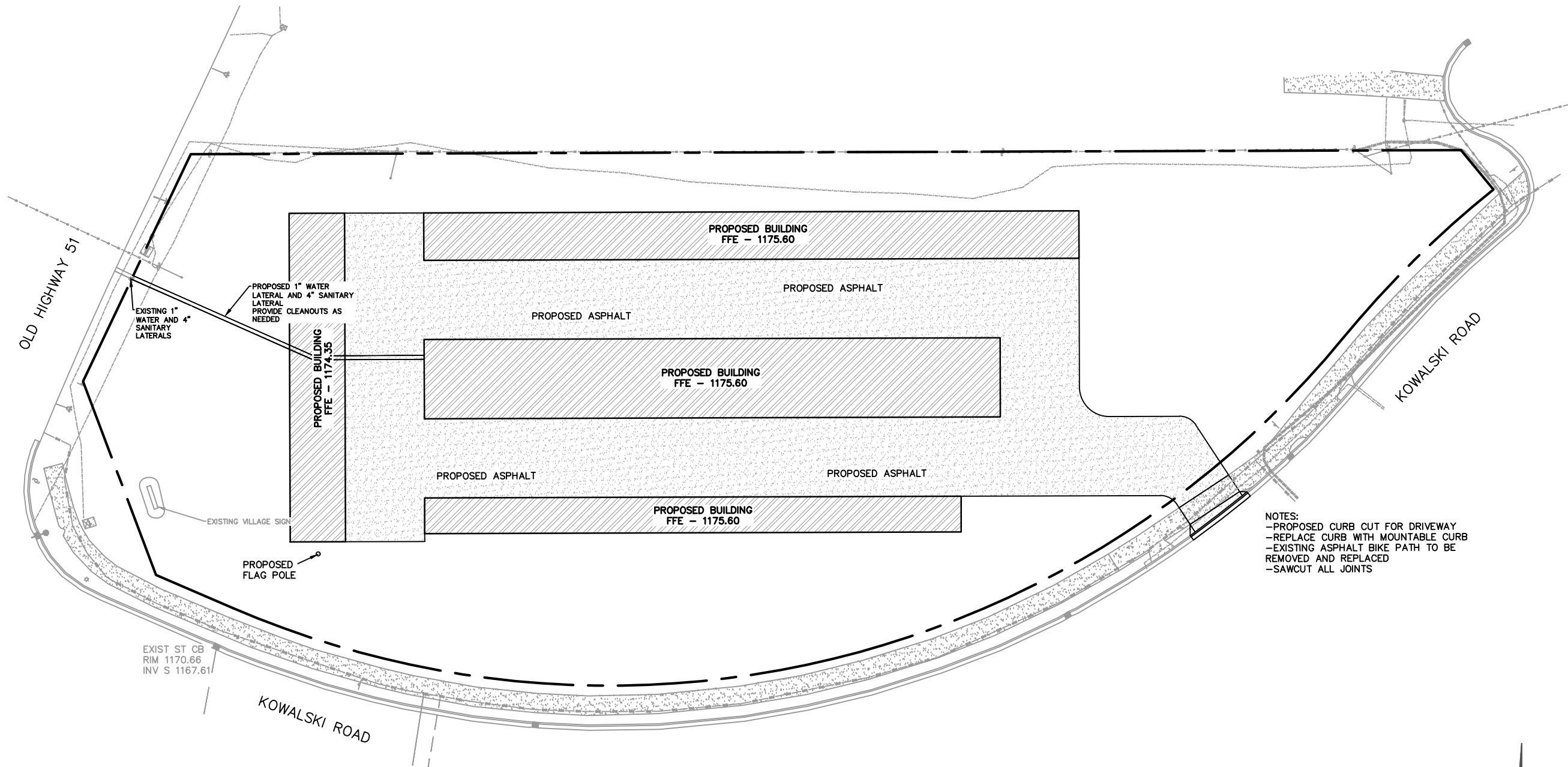
NOTES:
-PROPOSED CURB CUT FOR DRIVEWAY
-REPLACE CURB WITH MOUNTABLE CURB
-EXISTING ASPHALT BIKE PATH TO BE
REMOVED AND REPLACED
-SAWCUT ALL JOINTS



MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 53091 PHONE - (715)843-7292 WWW.MTSLLC.NET		REVISION DATE 08/05/2024	Section 8, Item F.
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT			
SITE PLAN		FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD	
SCALE		1" = 60'	
SHEET NO.		6	



MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 53598 PHONE - (715)843-7292 WWW.MTSLLC.NET		REVISION DATE 08/05/2024	SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT	GRADING PLAN FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD	SCALE 1" = 60' SHEET NO. 7	37
Section 8, Item F.						



NOTES:
-PROPOSED CURB CUT FOR DRIVEWAY
-REPLACE CURB WITH MOUNTABLE CURB
-EXISTING ASPHALT BIKE PATH TO BE REMOVED AND REPLACED
-SAWCUT ALL JOINTS

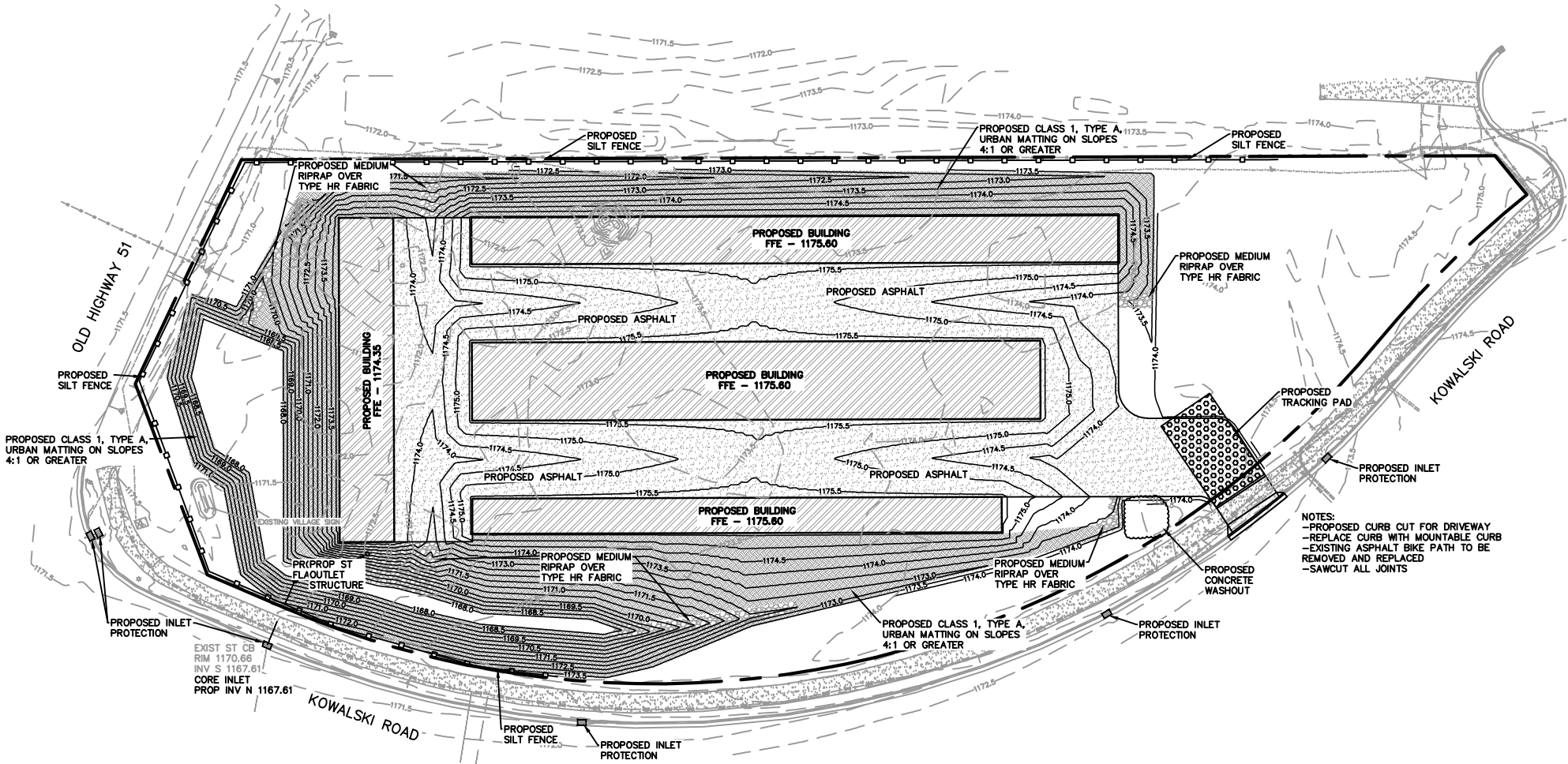
MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 53400 PHONE - (715)843-7292 WWW.MTSLLC.NET		REVISION DATE 08/05/2024	Section 8, Item F.
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT			
UTILITY PLAN			
FORWARD CREATIVE SERVICES LLC 1260 KOWALSKI ROAD			
SCALE			
1" = 60'			
SHEET NO.			
8			

PROPOSED EROSION CONTROL ACTIVITIES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEEP OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
13. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
16. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.
19. EROSION CONTROL PLAN IS FOR UTILITY AND ROADWAY ONLY. INDIVIDUAL LOTS WILL NEED THEIR OWN EROSION CONTROL PLAN.

EROSION CONTROL SCHEDULING:

1. INSTALL PERIMETER EROSION CONTROL PRIOR TO START OF CONSTRUCTION.
2. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
3. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
4. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 14 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
5. EROSION CONTROL MAT SHALL BE PLACED ON ALL SLOPES 4:1 OR GREATER. EROSION CONTROL MAT SHALL BE CLASS 1, TYPE A, URBAN.
6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.
7. REMOVE SILT FENCE AFTER SURROUNDING AREAS HAVE BEEN SEEDDED AND THE GRASS IS WELL ESTABLISHED.



MARATHON TECHNICAL SERVICES LLC

CONSULTING ENGINEERS

1699 SCHOFIELD AVE - SCHOFIELD, WI 53598

PHONE - (715)843-7292

WWW.MTSLLC.NET

Section 8, Item F.

REVISION DATE

08/05/2024

SURVEYED: RIVERSIDE

DESIGNED: MTS

DRAWN BY: NSB

APPROVED: MWT

EROSION CONTROL PLAN

FORWARD CREATIVE SERVICES LLC

1260 KOWALSKI ROAD

SCALE

1" = 80'

SHEET NO.

9

39

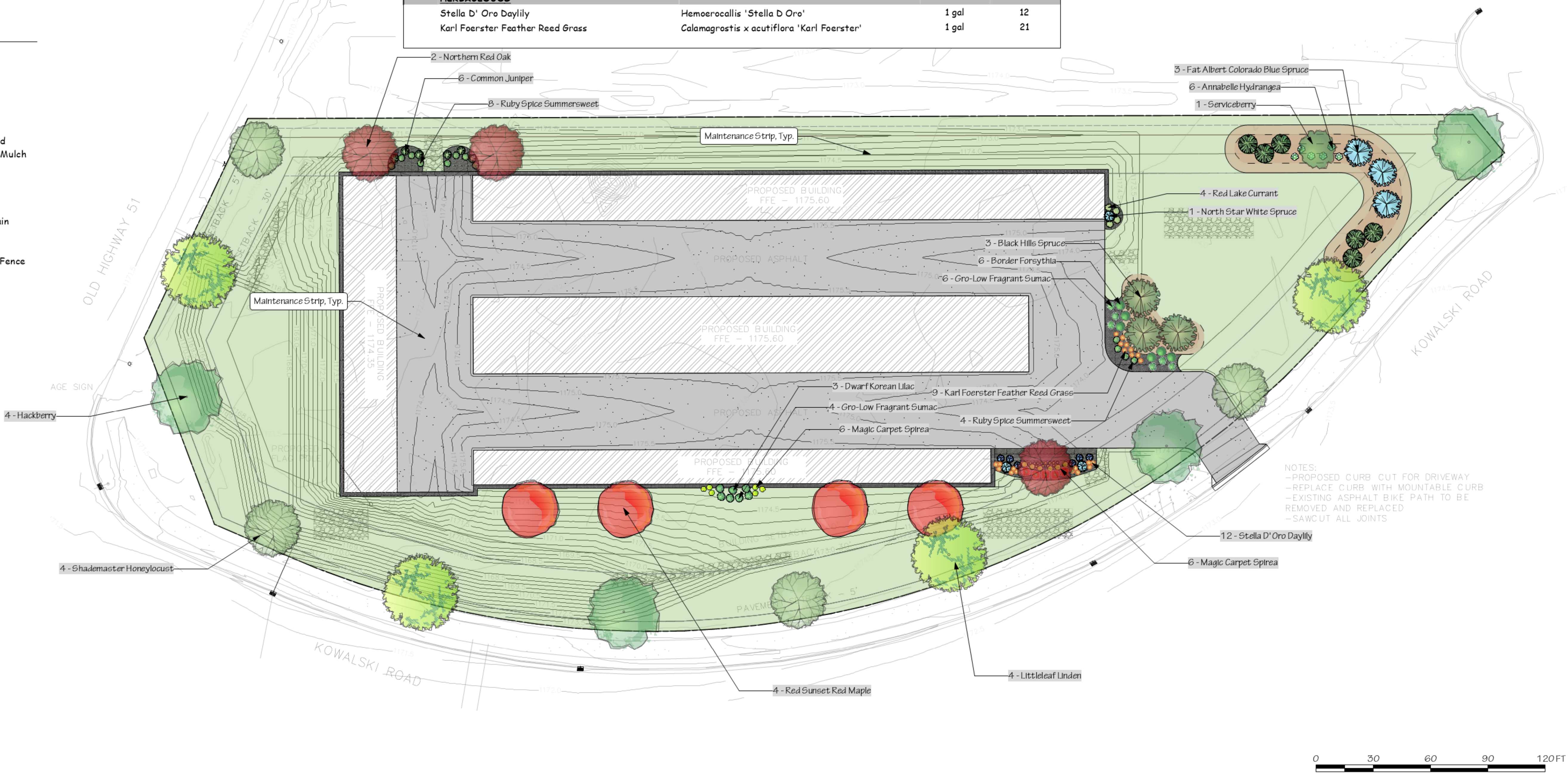
GENERAL NOTES

1. All work shall conform to the contract documents (this document set) and per local or state governing codes and/or ordinances, whichever is applicable.
2. The contractor shall provide materials or equipment and perform required incidental procedures that may be necessary to complete the project to satisfactory condition as directed by the design intent of this document set and shall meet minimum construction requirements and industry standards notwithstanding mention or reference in this document set.
3. Contact Diggers Hotline 5 working days prior to the start of construction.
4. Contractor shall verify the location of all private utilities prior to the start of work.
5. All plants shall be reviewed and approved by the Owner's Authorized Representative prior to install.
6. All landscape beds shall contain a 2" depth min. of decorative river stone mulch.
7. All landscape bed areas not bordered by the building or site concrete shall be contained by landscape edging.
8. Landscape edging shall be aluminium 'curv-rite' edging.
9. All general turf areas shall be finish graded seeded, fertilized, and crimp hay mulched.
10. All general landscape areas (seeding & planting) shall have a minimum 6" compacted depth of topsoil.
11. See Sheet L-2 Landscape Details for planting installation.
12. All existing lawn/grading not disturbed during construction shall remain.
13. The contractor shall be responsible for obtaining all necessary permits.
14. The contractor shall be responsible for reporting any discrepancies between the construction documents and field conditions to the Owner's Authorized Representative prior to the start of work.
15. The contractor shall take all necessary measures to protect the public and project during construction.
16. The contractor shall coordinate with all other contractors on site to ensure a smooth and efficient installation.
17. The contractor shall provide maintenance for plant material from the time of installation through substantial completion.
18. Plant material shall not be installed or allowed to grow within 3'-0" of a fire hydrant or fire department connection, maintain a minimum vertical clearance of 15'-0" where trees overhang the curb line. Trees shall be planted a minimum of 5'-0" from any structure unless otherwise noted.

LEGEND

- Property Line
- Proposed Asphalt
- Proposed Concrete
- Proposed Landscape Bed with Decorative Stone Mulch
- Proposed Green Space
- Existing Trees to Remain
- Proposed Vinyl Privacy Fence

PLANT SCHEDULE			
	COMMON NAME	SCIENTIFIC NAME	SIZE QUANTITY
TREES			
	Red Sunset Red Maple	Acer rubrum 'Red Sunset'	2.5" 4
	North Star White Spruce	Picea glauca 'North Star'	5'-6' 3
	Black Hills Spruce	Picea glauca 'Densata'	5'-6' 3
	Northern Red Oak	Quercus rubra	2.5" 3
	Littleleaf Linden	Tilia cordata	2.5" 4
	Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	2.5" 4
	Hackberry	Celtis occidentalis	2.5" 4
	Fat Albert Colorado Blue Spruce	Picea pungens glauca 'Fat Albert'	5'-6' 3
	Serviceberry	Amelanchier x grandiflora	1.5" 1
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	5'-6' 6
SHRUBS			
	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	3 gal 12
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal 10
	Red Lake Currant	Ribes rubrum 'Red Lake'	3gal 4
	Syringa meyeri 'Palibin'	Syringa meyeri 'Palibin'	3 gal 3
	Dwarf Globe Blue Spruce	Picea pungens 'Globosa'	3 gal 6
	Ruby Spice Summersweet	Clethra alnifolia 'Ruby Spice'	3 gal 12
	Common Juniper	Juniperus communis	5 gal 6
	Arctic Fire Dogwood	Cornus stolonifera 'Arctic Fire'	3 gal 5
	Border Forsythia	Forsythia x intermedia 'Show Off'	5 gal 6
	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	3 gal 6
HERBACEOUS			
	Stella D' Oro Daylily	Hemoerocallis 'Stella D Oro'	1 gal 12
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal 21



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Forward
Creative
Services LLC
Mini Storage
Facility

CLIENT
1260 Kowalski
Road,
Kronenwetter, WI
54455

ISSUE
8/6/2024

EDIT
8/6/2024

PROJECT #
031-24

SHEET TITLE
Landscape Plan

DRAWN BY
TG
CHECK BY
TG

LA
L-1

PLANTING DETAILS



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Creative
Services LLC
Mini Storage
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CLIENT
1260 Kowalski
Road,
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54455

ISSUE
8/6/2024

EDIT
8/6/2024

PROJECT #
031-24

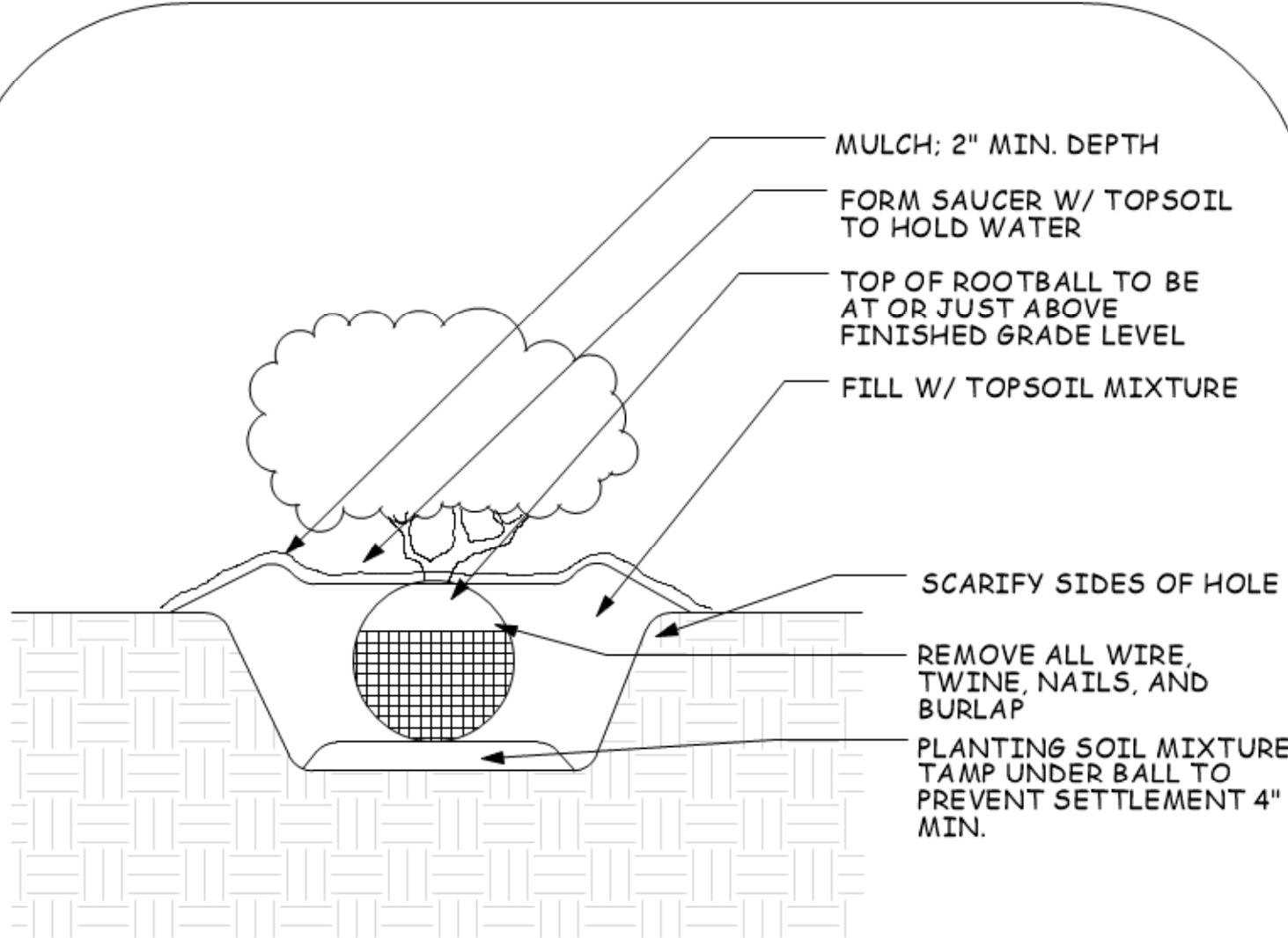
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Landscape Details

DRAWN BY
TG

CHECK BY
TG

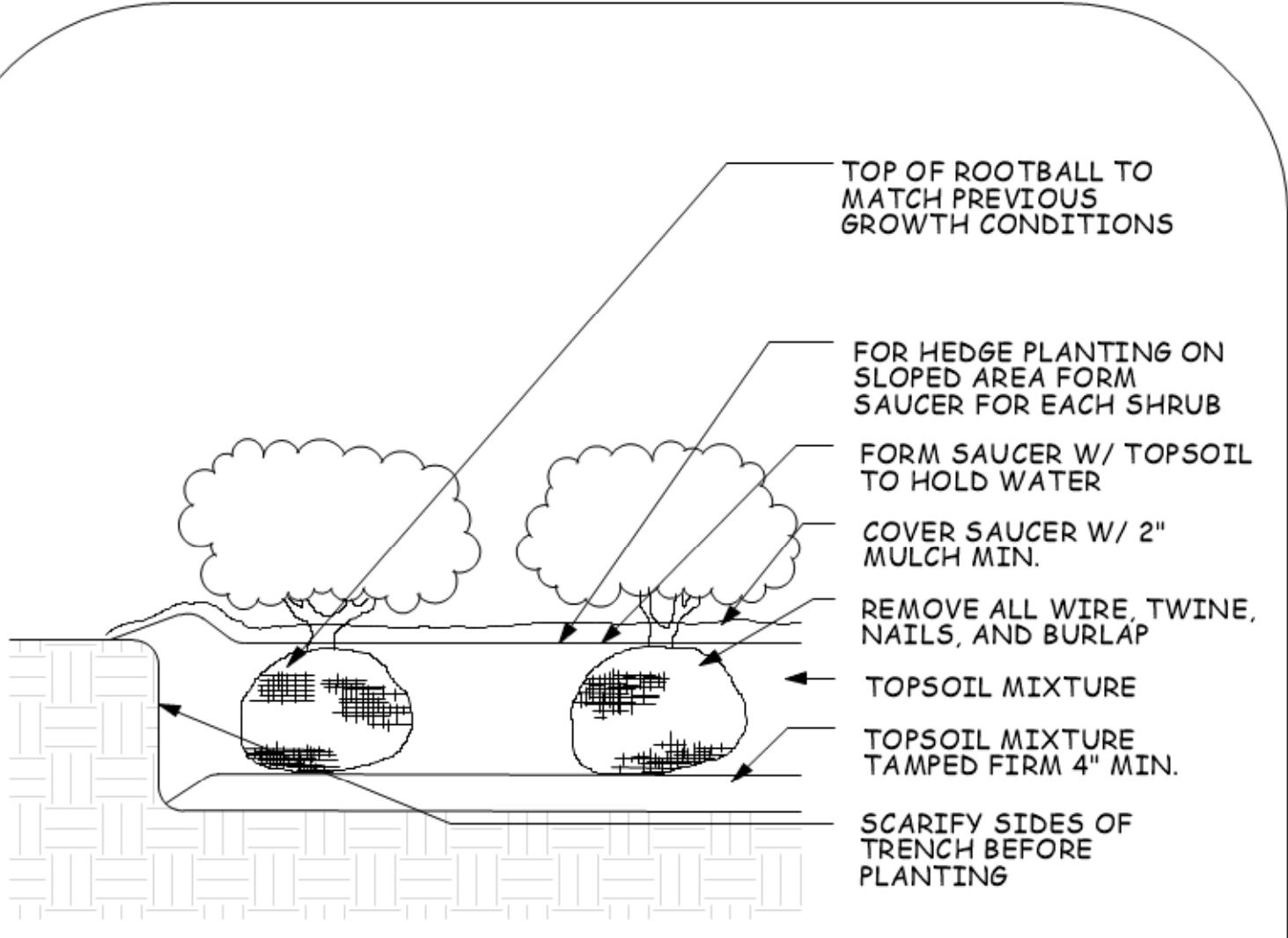
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L-2



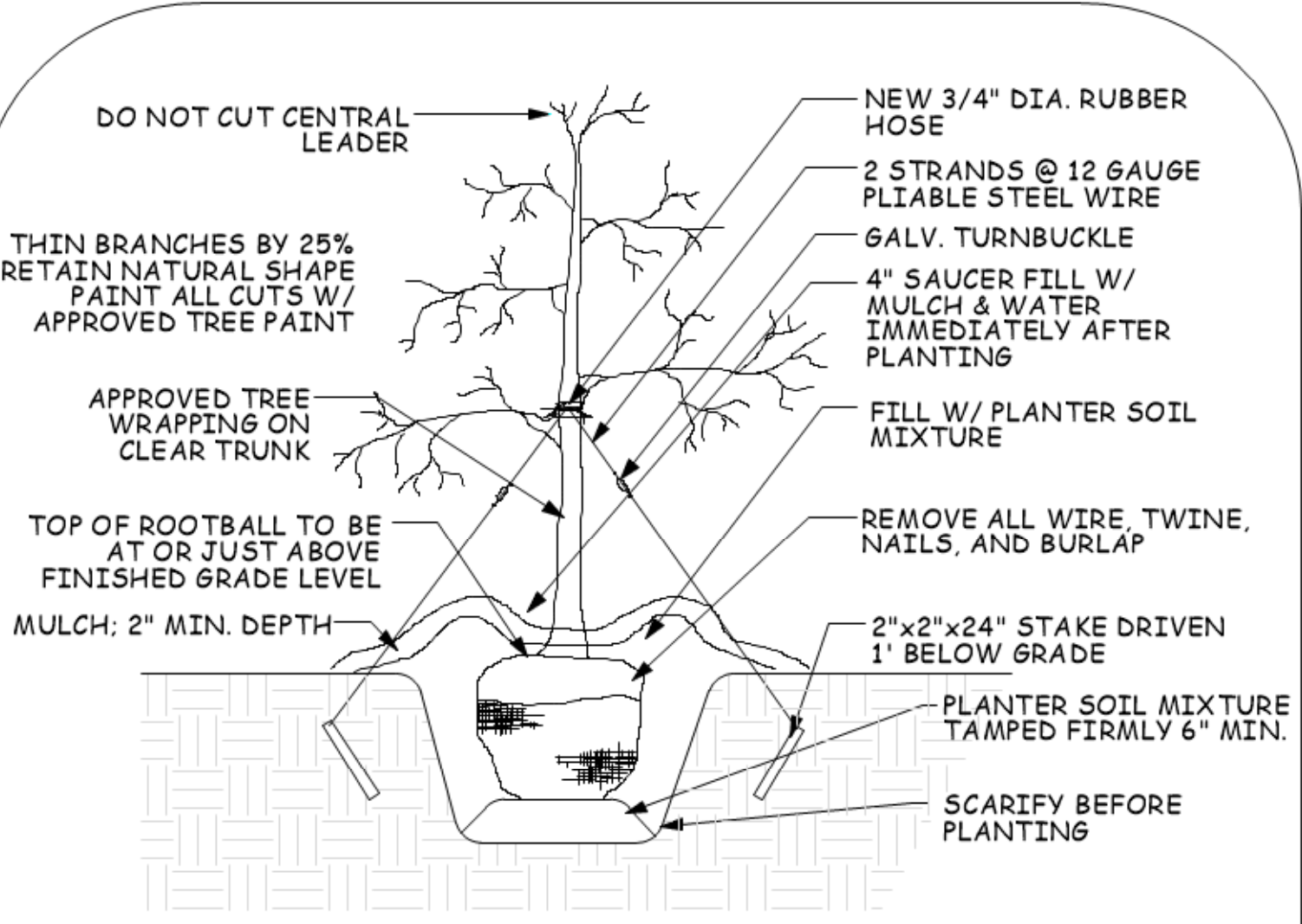
- NOTES:
1. SHRUBS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY
 2. DO NOT PRUNE BEFORE ACCEPTANCE

1 SINGLE SHRUB PLANTING



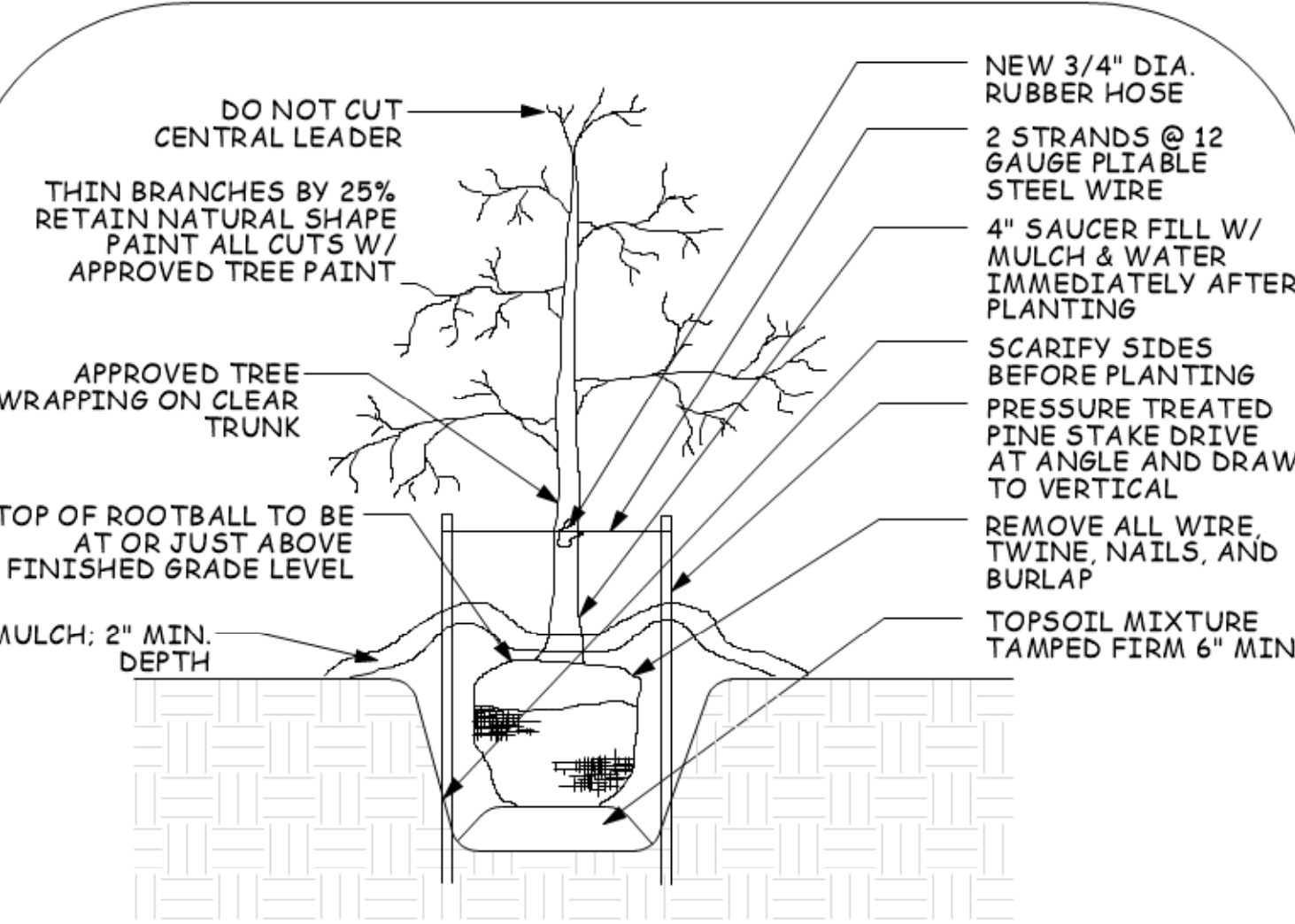
- NOTES:
1. SHRUBS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY
 2. DO NOT PRUNE BEFORE ACCEPTANCE

2 MULTIPLE SHRUB PLANTINGS



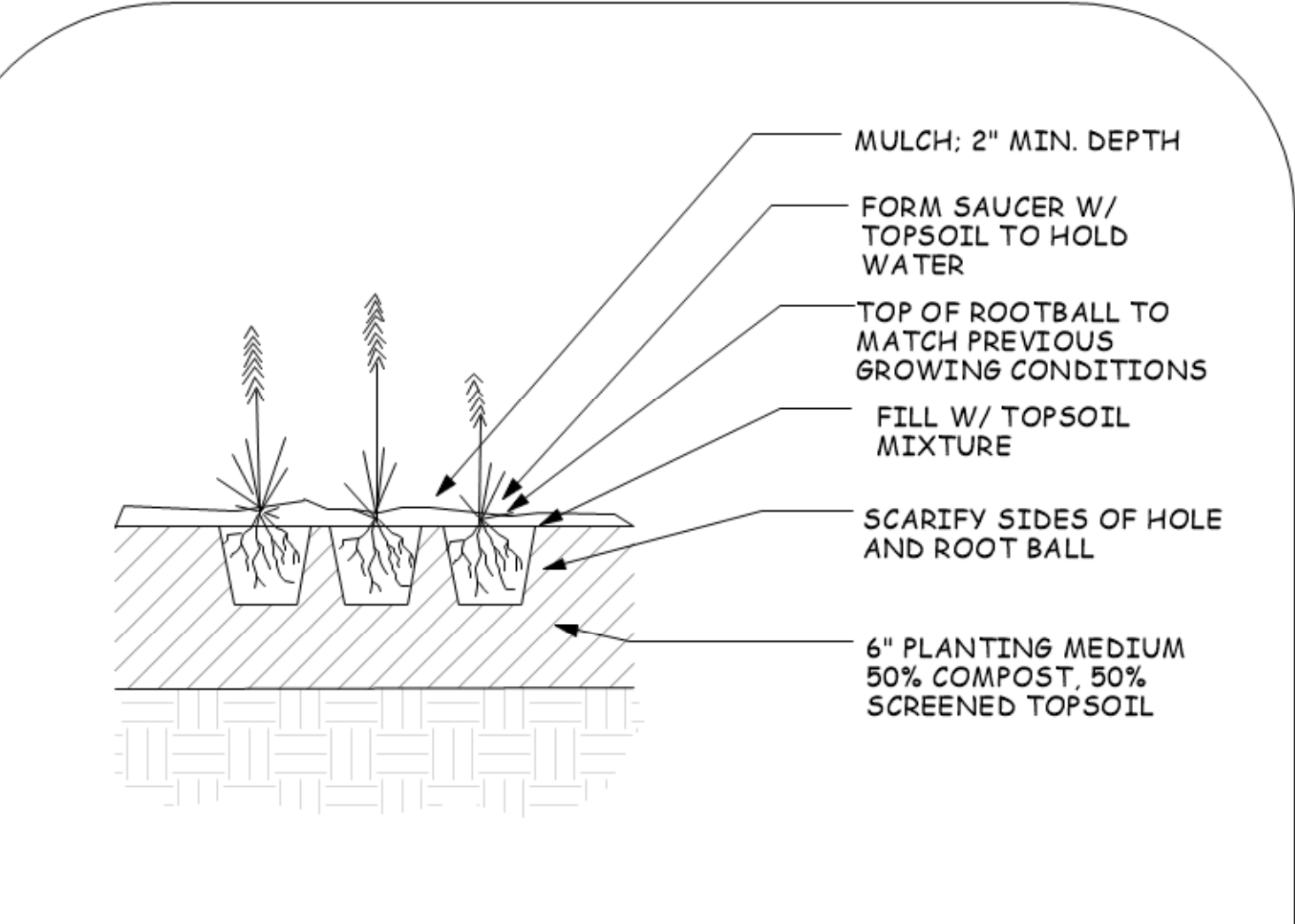
- NOTES:
1. PLANTING HOLE WIDTH SHALL BE THREE TIMES THE SIZE OF ROOTBALL
 2. ONLY PRUNE BROKEN OR INJURED BRANCHES
 3. TREES OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.

3 TREES UNDER 2" CALIPER



- NOTES:
1. PLANTING HOLE WIDTH SHALL BE THREE TIMES THE SIZE OF ROOTBALL
 2. ONLY PRUNE BROKEN OR INJURED BRANCHES
 3. TREES OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.

4 TREES OVER 2" CALIPER



- NOTES:
1. PERENNIALS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY
 2. DO NOT PRUNE BEFORE ACCEPTANCE

5 PERENNIAL PLANTINGS



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outdoor designers
& artists

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1260 Kowalski
Road,
Kronenwetter, WI
54455

ISSUE
8/6/2024

EDIT
8/6/2024

PROJECT #
031-24

SHEET TITLE
Hard Surface Plan

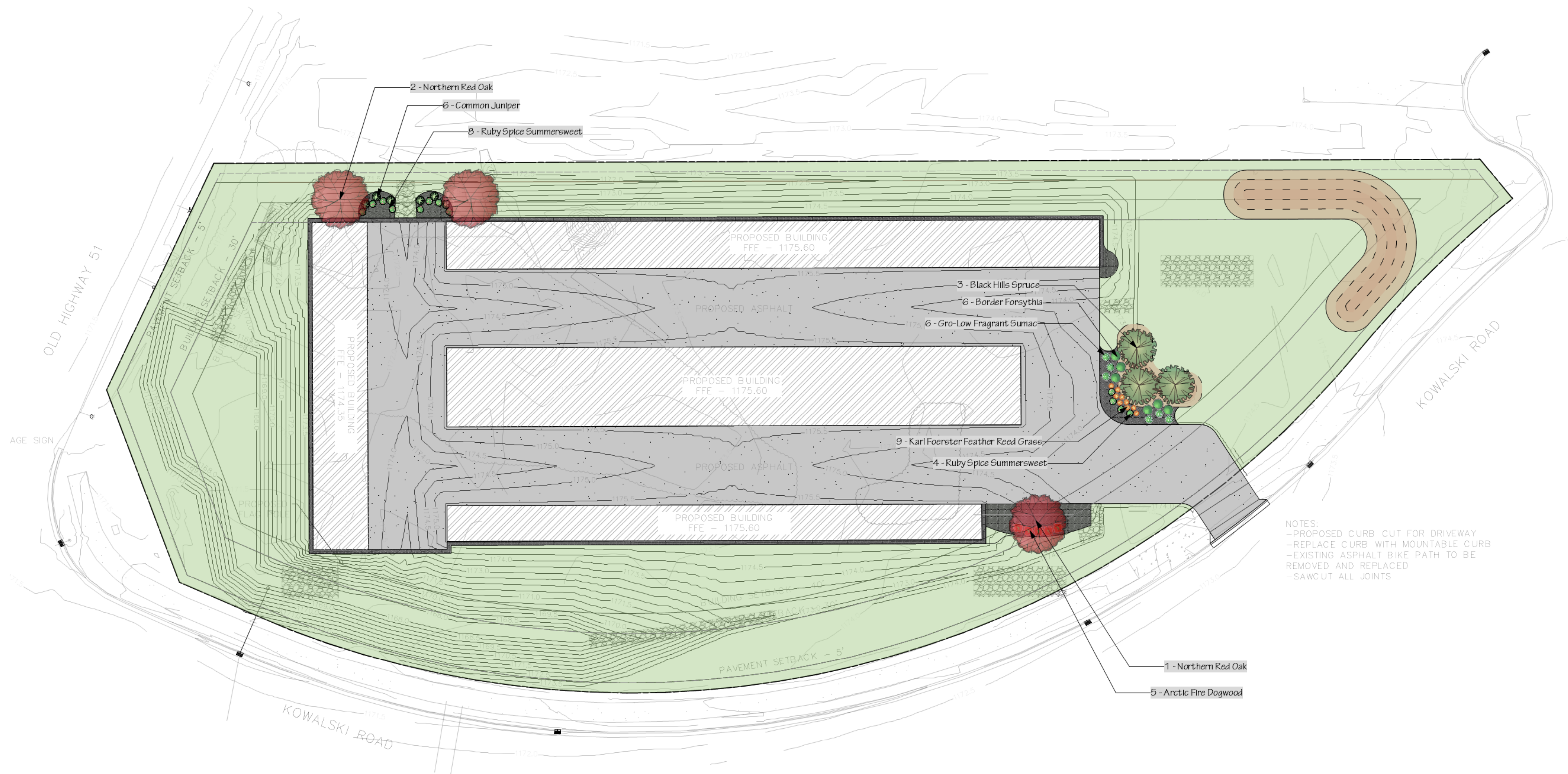
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LA

L-3

HARD SURFACE PLANT SCHEDULE				
	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE</u>	<u>QUANTITY</u>
<u>TREES</u>				
	Black Hills Spruce	Picea glauca 'Densata'	5'-6'	3
	Northern Red Oak	Quercus rubra	2.5"	3
<u>SHRUBS</u>				
	Ruby Spice Summersweet	Clethra alnifolia 'Ruby Spice'	3 gal	12
	Common Juniper	Juniperus communis	5 gal	6
	Arctic Fire Dogwood	Cornus stolonifera 'Arctic Fire'	3 gal	5
	Border Forsythia	Forsythia x intermedia 'Show Off'	5 gal	6
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal	6
<u>HERBACEOUS</u>				
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	9





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SHEET TITLE
Foundation Plan

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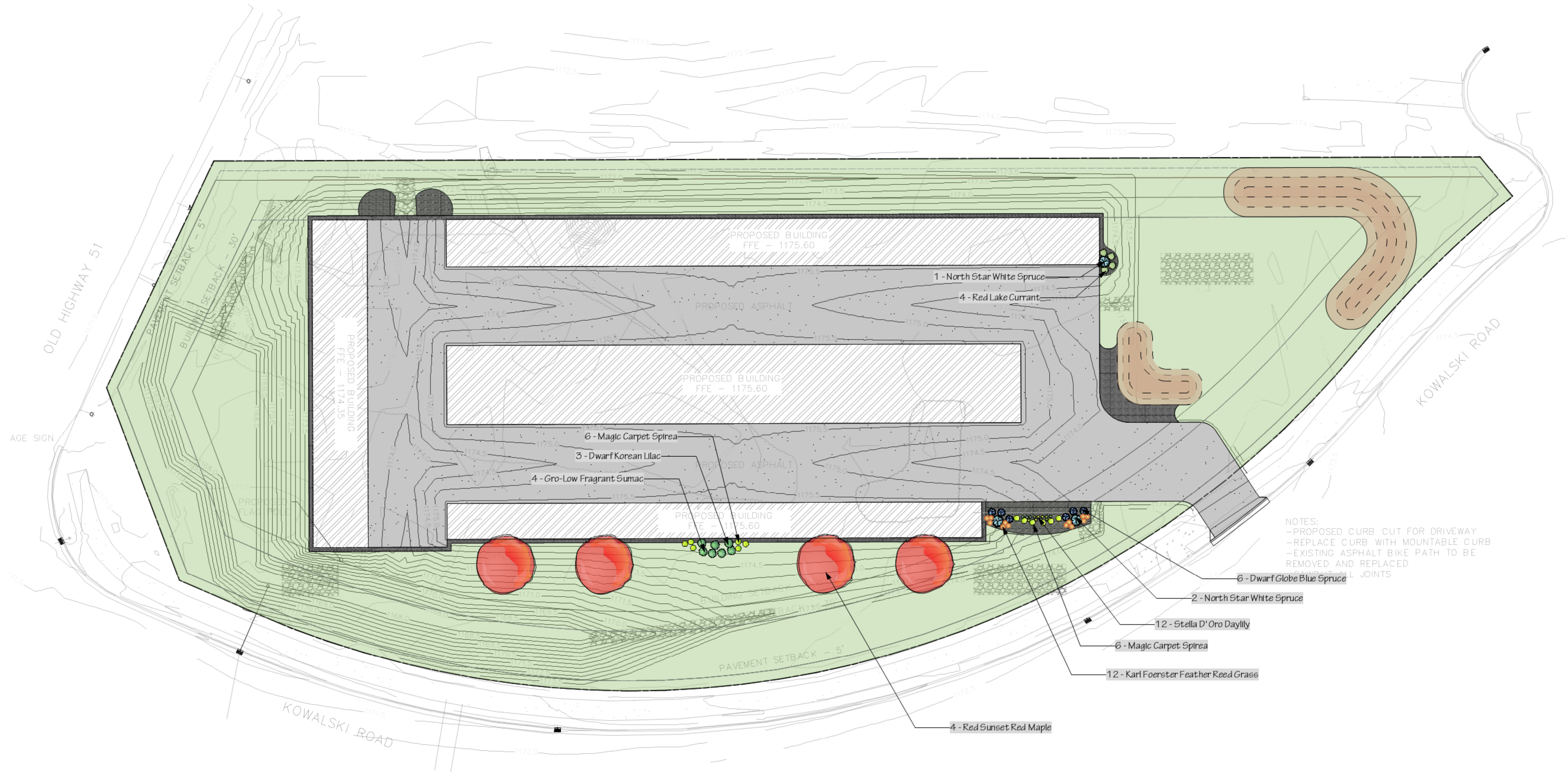
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LA

L-4

BUILDING FOUNDATION PLANT SCHEDULE

	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
TREES				
	Red Sunset Red Maple	Acer rubrum 'Red Sunset'	2.5"	4
	North Star White Spruce	Picea glauca 'North Star'	5'-6'	3
SHRUBS				
	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	3 gal	12
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal	4
	Dwarf Globe Blue Spruce	Picea pungens 'Globosa'	3 gal	6
	Red Lake Currant	Ribes rubrum 'Red Lake'	3gal	4
	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	3 gal	3
HERBACEOUS				
	Stella D' Oro Daylily	Hemoerocallis 'Stella D Oro'	1 gal	12
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	12



NOTES:
-PROPOSED CURB CUT FOR DRIVEWAY
-REPLACE CURB WITH MOUNTABLE CURB
-EXISTING ASPHALT BIKE PATH TO BE
REMOVED AND REPLACED
L JOINTS



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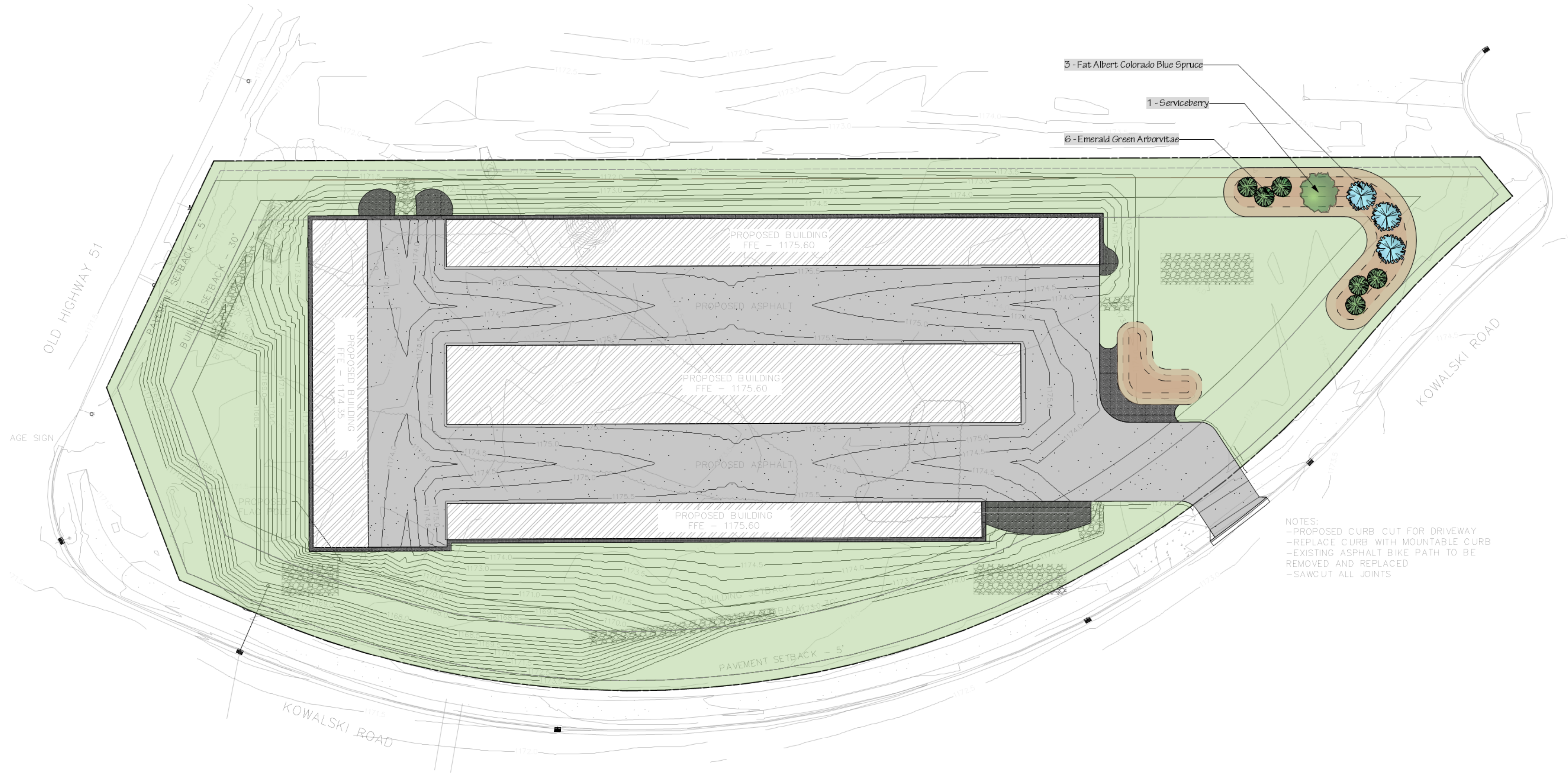
SHEET TITLE
Bufferyard Plan

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LA

L-5

BUILDING FOUNDATION PLANT SCHEDULE				
	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
TREES				
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	5'-6'	6
	Fat Albert Colorado Blue Spruce	Picea pungens glauca 'Fat Albert'	5'-6'	3
	Serviceberry	Amelanchier x grandiflora	1.5"	1
SHRUBS				
HERBACEOUS				



NOTES:
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-SAWCUT ALL JOINTS



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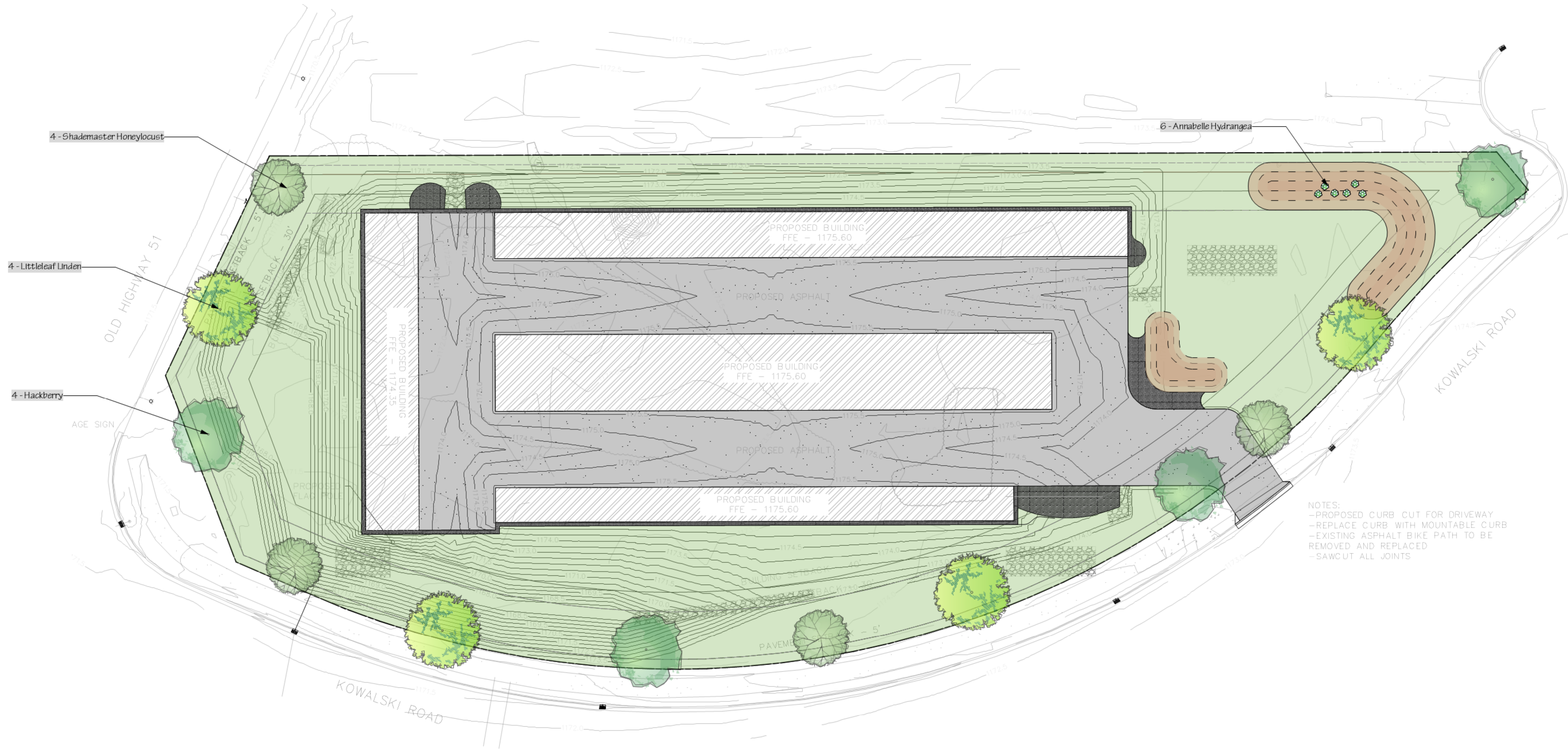
SHEET TITLE
General Yard Plan

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L-6

GENERAL YARD PLANT SCHEDULE				
	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
TREES				
	Littleleaf Linden	Tilia cordata	2.5"	4
	Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	2.5"	4
	Hackberry	Celtis occidentalis	2.5"	4
SHRUBS				
	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	3 gal	6
HERBACEOUS				



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