PLAN COMMISSION MEETING AGENDA

November 16, 2026 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. **MOTION TO MOVE AGENDA ITEMS**
3. **ANNOUNCEMENT OF PUBLIC HEARING**
   - **C.** TEXT AMENDMENT OF CHAPTER 508 OF THE GENERAL CODE OF ORDINANCES Amending Chapter 508 "WATER AND SEWERS" to allow restrictive use of septic tanks in the village sewer system area. An Ordinance amending Chapter 508, entitled "WATER AND SEWERS" of the General Code of Ordinances. The Village of Kronenwetter proposes amendments to subsection 508-37, entitled "Septic tanks prohibited". Proposed amendments list criteria for septic tanks to be allowed in the village's sewer system area as an exception.
4. **CLOSE PUBLIC HEARING**
5. **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.
6. **APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION**
   - **D.** 2026 07 20 PC Meeting Minutes
   - **E.** 2026 07 27 PC Meeting Minutes
7. **REPORTS AND DISCUSSIONS**
   - **F.** Community Development Director Report
8. **OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION**
   - **G.** Zoning Code Review
9. **NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION**
   - **H.** Septic Tank Ordinance
   - **I.** Subdivision final plat and draft development agreement review: Green Tree Trails
   - **J.** Resolution to authorize a stormwater maintenance agreement with 2027 Wausau LLC for distribution center at 1619 County Rd XX
10. **NEXT MEETING: December 21, 2026**
11. **CONSIDERATION OF ITEMS FOR FUTURE AGENDA**
12. **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: 11/11/2026 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

village of Kronenwetter

Report to Planning Commission

Agenda Item: Septic Tank Ordinance
Meeting Date: November 16, 2026
Referring Body: Plan Commission
Committee Contact:
Staff Contact: Nathan Sandwick
Report Prepared by: Greg Ulman

AGENDA ITEM: Septic Tank Ordinance

OBJECTIVE(S): To review and possibly approve the new proposed 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 they asked the Utility Committee if there could be a change to the current ordinance **§ 508-37**. On October 6 the Utility Committee came up with proposed language changes to add to our current ordinance.

RECOMMENDED ACTION: We ask that the Plan Commission review and discuss approving the proposed changes.

ATTACHMENTS: Ordinance, maps, and policy

§ 508-37. Septic tanks ~~prohibited~~.

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, unless these criteria are met: The tank will be located a minimum of 400 feet from the existing sanitary line, a minimum of a 5-acre parcel, a seasonality use of no more than 7 months per year, a non-residential use, the tank must be pumped out yearly and inspected, a Utility Committee review before installation, and Marathon County recommendations for tank sizing. (Ord. of 4-12-2004; Ord. of 11-17-2009)

POLICY ID: *PW-011*	TITLE: ***Water and sewer service policy for non-standard water and sewer lateral installations***
☒ ORIGINAL ☐ REVISION	APPROVED BY VILLAGE BOARD: DATE:
EFFECTIVE DATE: *Immediate*	Village Clerk April 11, 2017
APPLIES TO: ☒ FLSA EXEMPT ☒ FLSA NON-EXEMPT	
☒ REPRESENTED EMPLOYEES ☒ Non-REPRESENTED EMPLOYEES	

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.

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.

REVISED PLAN COMMISSION MEETING MINUTES

July 20, 2026 at 6:00 PM

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

1. CALL MEETING TO ORDER

@6pm

A. Pledge of Allegiance

B. Roll Call

PRESENT

Trustee/Chair Dan Lesniak
Vice-Chair/Commissioner Rick Grundman
Commissioner Dick Kvapil
Commissioner Tony Stange
Commissioner Bruce Sinkula

ABSENT

Trustee Jessica Stowell
Commissioner Terry Lewis-Birkett

2. ANNOUNCEMENT OF PUBLIC HEARING

C. ZONING CHANGE REQUEST (Marathon County Highway Department)

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. Parcel Identification Number 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). 25.247 Acres.

Bernie Kramer -

Ken Charneski -

D. CONDITIONAL USE PERMIT (Zach & Abbigal Knetter)

Zach & Abbigal Knetter, 1868 Mantee Drive, Kronenwetter, WI 54455, requests a Conditional Use Permit for a Pond on the north side of their property on Kronenwetter Drive, Kronenwetter, WI 54455. Tax Parcel ID Number: 145-2707-112-0998. Legal description of subject property: Sec.11,T27N,R7E SEC 11-27-07 PT OF NW ¼ NW ¼ THAT PT DESD IN VOL 105 OF REC PG 533A/D/A PT LYG NLY OF BULL JR CREEK & SELY OF HWY"51" FRTG RD EX CSM VOL 18 PG 67 (#4899) (DOC#887228) (RD) EX CSM VOL 22 PG 28 (#5950) (DOC #927831) (RD) EX DOC #1493895 (RD). 15.4700 Acres.

William Udulutch - 1859 Kimberly Rd.

Zach Knetter - 1868 Manatee Dr.

Guy Fredel - 2240 Ruby Drive

3. CLOSE PUBLIC HEARING

4. PUBLIC COMMENT

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discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

5. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

E. Rezone Marathon County Highway Facility
Kevin Langin - Highway Commissioner for Marathon County, spoke to the Commission and offered any answers to questions.
Item 1. Feel the statements are an opinion not facts
Item 2. Not making more land for development, but less
Item 3.
Meeting adjourned for a tornado warning. @7:55PM
Motion made by Vice-Chair/Commissioner Grundman, Seconded by Commissioner Stange.
Voting Yea: Trustee/Chair Lesniak, Vice-Chair/Commissioner Grundman, Commissioner Kvapil, Commissioner Stange, Commissioner Sinkula

F. CSM Marathon County Highway Facility

G. Conditional Use Pond - Zach and Abbigal Knetter
Moved item to front of the line.
Tony Stange asked question to applicant. How much acreage. This property is 1 parcel and 2 lots. Village attorney was consulted on this application. Shad Harvey from Marathon County spoke as he has had contact with applicant.
Taking a pause on approval to clarify the split parcel situation.
Motion to table until the August 17, 2026, PC meeting with clarification and legal representation.
Motion made by Commissioner Stange, Seconded by Commissioner Sinkula.
Voting Yea: Trustee/Chair Lesniak, Vice-Chair/Commissioner Grundman, Commissioner Kvapil, Commissioner Stange, Commissioner Sinkula
By voice vote

H. CSM Happy Hollow Road - Dean Prohaska

I. Action on reviewing zoning and subdivision codes

J. Septic Tank Ordinance

K. Twin Home/Zero lot line

6. NEXT MEETING: August 17, 2026

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. ADJOURNMENT

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Minutes prepared by _____

PLAN COMMISSION MEETING MINUTES

July 27, 2026 at 4:00 PM

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

1. CALL MEETING TO ORDER

@4:00PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Trustee/Chair Dan Lesniak
Vice-Chair/Commissioner Rick Grundman
Trustee Jessica Stowell
Commissioner Terry Lewis-Birkett
Commissioner Tony Stange
Commissioner Bruce Sinkula

ABSENT

Commissioner Dick Kvapil, joined at 4:10pm

2. PUBLIC COMMENT

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Bernie Kramer -

3. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

C. CSM Happy Hollow Road - Dean Prohaska

Keith Waltalski- Will answer any question about the CSM
Motion to approve the CSM as presented.
Motion made by Vice-Chair/Commissioner Grundman, Seconded by Commissioner Sinkula.
Voting Yea: Trustee/Chair Lesniak, Vice-Chair/Commissioner Grundman, Trustee Stowell, Commissioner Lewis-Birkett, Commissioner Kvapil, Commissioner Stange, Commissioner Sinkula

D. Rezone Marathon County Highway Facility

Item 3. No conflict
Item 4. No Conflict
Item 5. No Conflict
Item 6. No Conflict, questions on water and well usage. Main office will be Village water; Brine will be well water and also wash bays and will have sewer meters for wash bays.
Motion to recommend to the VB approve the Zoning change request for Marathon County Highway Dept from SF, B3, AR to M2. And accepted the 6 criteria as presented.
Motion made by Trustee Stowell, Seconded by Vice-Chair/Commissioner Grundman.
Voting Yea: Trustee/Chair Lesniak, Vice-Chair/Commissioner Grundman, Trustee Stowell,

Commissioner Lewis-Birkett, Commissioner Kvapil, Commissioner Stange, Commissioner Sinkula
By roll Call

E. CSM Marathon County Highway Facility
Motion made by Vice-Chair/Commissioner Grundman, Seconded by Commissioner Kvapil.
Voting Yea: Trustee/Chair Lesniak, Vice-Chair/Commissioner Grundman, Trustee Stowell, Commissioner Lewis-Birkett, Commissioner Kvapil, Commissioner Stange, Commissioner Sinkula
By roll call

F. Action on reviewing zoning and subdivision codes

G. Septic Tank Ordinance
Rick Grundman is recusing himself as he is an employee of Northland Lutheran School. The school is looking to install a seasonal holding tank for the soccer field for kitchen and bathrooms.
Item will go to the attorney for recommendation.

H. Twin Home/Zero lot line

4. NEXT MEETING: August 17, 2026

5. CONSIDERATION OF ITEMS FOR FUTURE AGENDA
Appeal Process

6. ADJOURNMENT
@4:59PM
Motion made by Vice-Chair/Commissioner Grundman, Seconded by Commissioner Kvapil.
Voting Yea: Trustee/Chair Lesniak, Vice-Chair/Commissioner Grundman, Trustee Stowell, Commissioner Lewis-Birkett, Commissioner Kvapil, Commissioner Stange, Commissioner Sinkula

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Minutes prepared by _____

Community Development Director Report

November 16, 2026

Nathan Sandwick, Community Development Director

Given opportunities for learning more about floodplain zoning and management

- Wisconsin DNR offers Floodplain Training for Local Officials. Upcoming dates (12/3, 12/9, 12/17, and 1/11) in various locations. More information and registration at: https://dnr.wisconsin.gov/topic/FloodPlains/training
- Condensed recorded virtual trainings on the Center for Land Use Education's YouTube channel:
    - Floodplain Zoning Session 1 https://youtu.be/1AJin5d7O0I?si=9gUMJebgn0VwSA23
    - Floodplain Zoning Session 2 https://youtu.be/W3TTVN3_3rY?si=KBCyQFUoCg2tdPzv

Recent Updates:

- DNR notified Kronenwetter that the Rothschild Dam Failure Analysis was completed, and requires an ordinance change in the months to come in light of findings.
- Site preparations for development underway at several locations.
- Gradually creating forms, checklists, and clarifying standards as needed.
- Pleasant Haven Subdivision Preliminary Plat proposal with corresponding re-zone request.
- Subdivision and Zoning Code Review (ongoing)
    - Provision for consideration of Use Variances
    - Consideration of eligibility criteria (e.g. maximum lot sizes, SF & 2F) for Residential Tax Increment Districts in Wisconsin.
    - Some communities have a licensing requirement (rather than zoning) to permit and control seasonal and short-term rentals.
    - Suitability and consistency of subdivision and zoning codes in light of standards for planning and zoning under Act 173
- Future meeting topics:
    - Discussion of possible ways the Plan Commission may choose to conduct public hearings and other avenues for public engagement.
    - Public Hearing: Pleasant Haven Subdivision Preliminary Plat & Zoning Change
    - Subdivision and Zoning Code Review (ongoing)
    - Floodplain management 101

village of Kronenwetter

Report to Planning Commission

Agenda Item: Septic Tank Ordinance
Meeting Date: November 16, 2026
Referring Body: Plan Commission
Committee Contact:
Staff Contact: Nathan Sandwick
Report Prepared by: Greg Ulman

AGENDA ITEM: Septic Tank Ordinance

OBJECTIVE(S): To review and possibly approve the new proposed 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 they asked the Utility Committee if there could be a change to the current ordinance **§ 508-37**. On October 6 the Utility Committee came up with proposed language changes to add to our current ordinance.

RECOMMENDED ACTION: We ask that the Plan Commission review and discuss approving the proposed changes.

ATTACHMENTS: Ordinance, maps, and policy

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POLICY ID: *PW-011*	TITLE: ***Water and sewer service policy for non-standard water and sewer lateral installations***
☒ ORIGINAL ☐ REVISION	APPROVED BY VILLAGE BOARD: DATE:
EFFECTIVE DATE: *Immediate*	Village Clerk April 11, 2017
APPLIES TO: ☒ FLSA EXEMPT ☒ FLSA NON-EXEMPT	
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Procedure:

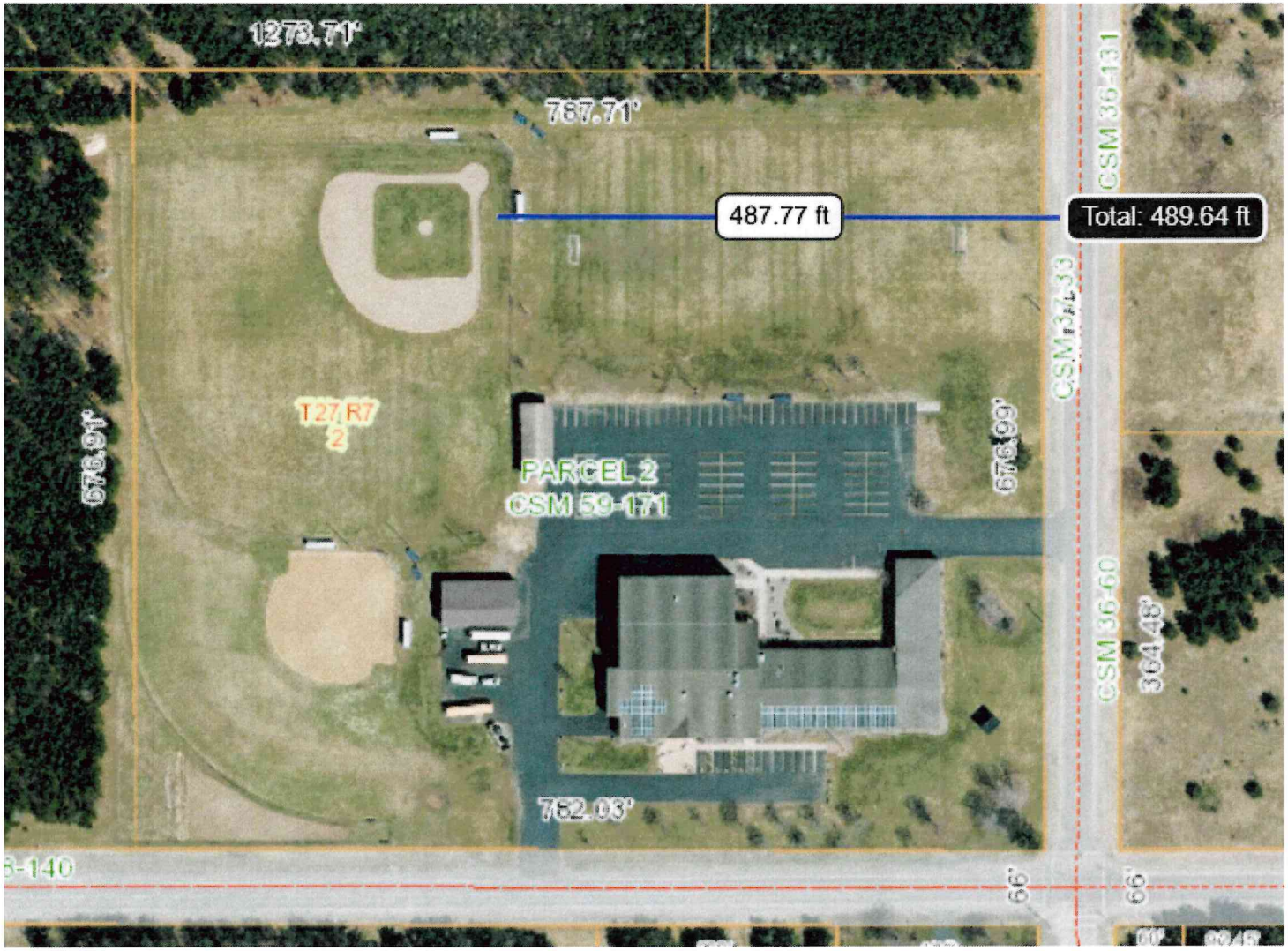
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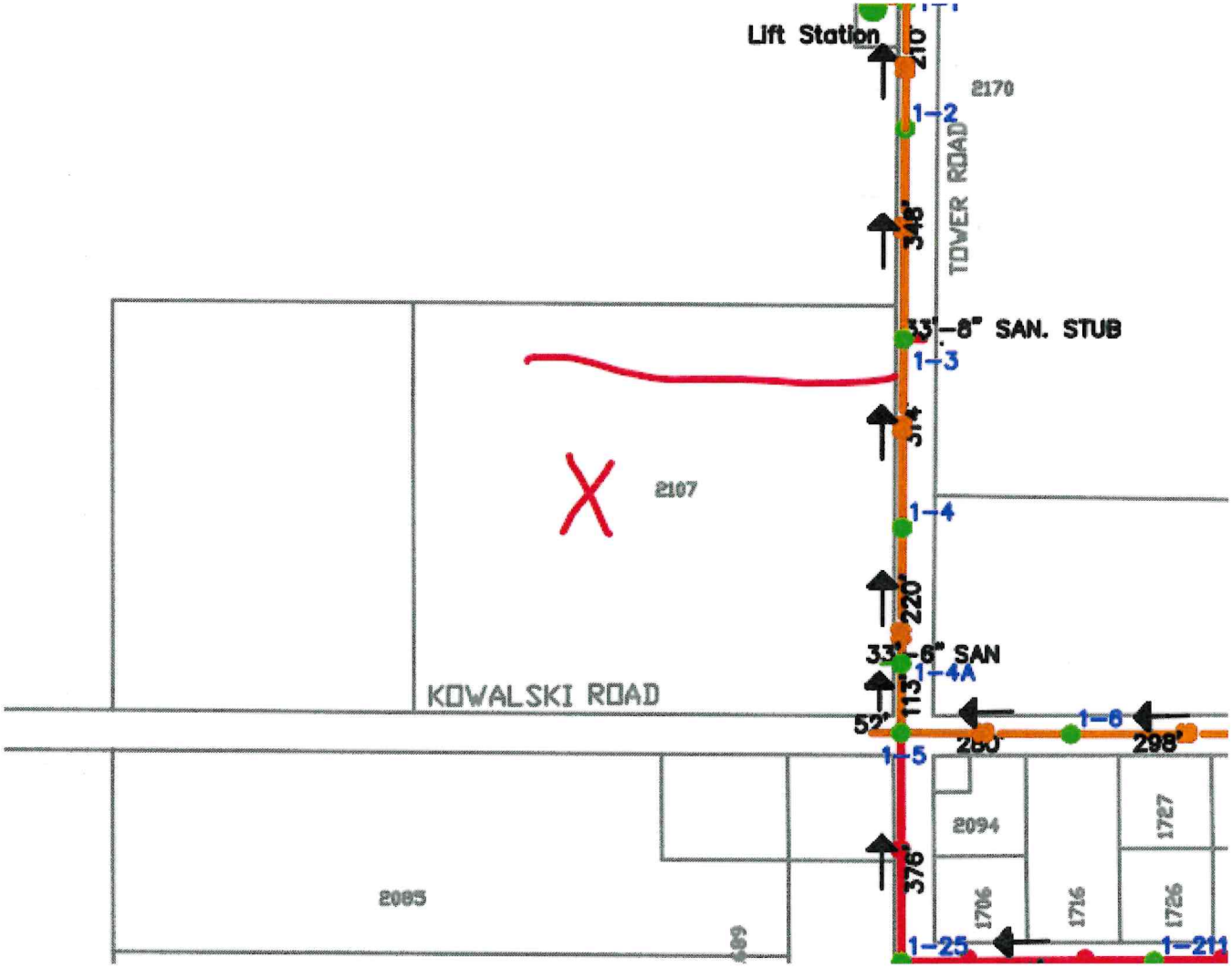
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1273.71'
787.71'
487.77 ft
Total: 489.64 ft
CSM 36-131
CSM 37-33
T27 R7
2
PARCEL 2
CSM 59-171
676.91'
676.99'
CSM 36-60
364.48'
762.03'
66'
66'


Lift Station
210'
2170
1-2
348'
TOWER ROAD
33'-8" SAN. STUB
1-3
314'
2107
1-4
220'
33'-6" SAN
1-4A
115'
KOWALSKI ROAD
52'
1-6
260'
298'
1-5
2094
1727
376'
2085
1706
1716
1726
409'
1-25
1-211

REPORT TO PLANNING COMMISSION

ITEM NAME:	Subdivision final plat and draft development agreement review: Green Tree Trails
MEETING DATE:	November 16th, 2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE: Subdivision final plat and draft development agreement review: Green Tree Trails

OBJECTIVES:
Review for conformity with the approved preliminary plat. (§ 460-15(B): The final plat shall conform substantially, as solely determined by the village board, to the preliminary plat as approved.)

Review terms of a development agreement that should clarify responsibilities for installation of streets, streetlights, storm water facilities including drainage ditches and a retention pond; and payment of a parkland dedication fee all in compliance with ordinances and design standards.

ISSUE BACKGROUND/PREVIOUS ACTIONS:
The subdivision preliminary plat was approved by Village Board on September 28th with clarity of required improvements to be constructed by the developer at little or no cost to the village, then dedicated to and maintained by the village once constructed.

The applicant's form for final plat review was received on November ~4th. The final plat was received on November 11th. Staff reviewed the plat itself and found no substantial or unexpected changes from the approved preliminary plat. Also received was an Erosion Control / Storm Water Management Maintenance/Operation Plan prepared by Vreeland Associate Land Surveyors and Engineers, and a DNR Certificate of Permit Coverage for construction site storm water runoff. Such preparations support compliance and will facilitate conformity with village ordinances when construction begins.

RECOMMENDATION
Make recommendations to the Village Board in light of the criteria that the final plat and a corresponding development agreement simply conform to expectations set, and conform to the requirements of applicable ordinances.

TIMING REQUIREMENTS/CONSTRAINTS:
Village Board discretion at this stage in the subdivision approval process is largely constrained to making sure that the final plat and agreement substantially conform with plans and general terms of agreement set upon approval of the preliminary plat. Denial of a final plat and agreement that clearly conform to set expectations could be challenged – as could perhaps approval of a plat or agreement that clearly don't conform with set expectations.

Ordinance for Reference:

§ 460-15. - Final plat procedure.

A. Filing requirements. The subdivider shall submit a final plat in accordance with this chapter. The subdivider shall submit a final plat not later than 24 months after village board approval of the preliminary plat. If the final plat is not submitted within 24 months, the preliminary plat will be considered void unless an extension is requested, in writing, by the subdivider and for good cause granted by the village board.

B. Conformity. The final plat shall conform substantially, as solely determined by the village board, to the preliminary plat as approved and to the requirements of all applicable ordinances and shall be submitted for certification by those agencies having the authority to object to the plat as provided by Wis. Stats. § 236.12. Submittal of the final plat shall not be considered complete, nor shall the final plat review period commence, until all requirements of this chapter are filed with the village clerk. The village clerk shall refer the final plat to village staff and the village engineer for review and written recommendation. Recommendations from the village staff and village engineer shall be made, in writing, within 30 days of receipt of the complete final plat submittal to the village clerk.

C. Improvements. After the required improvements are installed or a developer's agreement and sureties insuring their installation are approved by the village board, and all parkland dedication fees and associated platting fees are paid in full, unless expressly provided for in the developer's agreement, the village clerk shall cause the certificate inscribed upon the final plat attesting to such approval to be duly executed and the final plat be returned to the subdivider for recording with the county register of deeds. The county register of deeds shall not record the final plat unless it is offered within 30 days of the last approval of the plat and within 24 months after the first approval. The subdivider shall provide the Village with a certified copy of the recorded plat within 30 days of recording.

ATTACHMENTS:

- Subdivision Final Plat Review form signed by applicant
- Final Plat (Sheets 1-3) dated 10/21/2026

Subdivision Final Plat Review

The final plat shall conform substantially, as determined by the village board, to the preliminary plat as approved and to the requirements of all applicable ordinances.

Village of Kronenwetter Subdivision Ordinance Chapter §460

Plan Commission meetings are held on the 3rd Monday of each month. Village Board meetings for plat review typically take place on the 4th Tuesday of each month.

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

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

Applicant Information

1. Applicant Name Thomas Umlauf Phone Number 715-966-0508

Address 2579 Bear Creek Road Stevens Point, WI

Email thomasu@greentreecompanies.com

2. Property Titleholder Name Alliance Holdings LLC Phone Number 715-574-7007

Address PO Box 8005 Wausau, Wi

Email bill@schofieldgroup.com

3. Prepared By Company Name Vreeland Enterprises, Inc Name Dustin Vreeland

Address 6103 Dawn Street Weston, WI

Phone Number 715-241-0947 Email dustin@vreelandassociates.us

Property Information

4. Property Address Pleasant Drive and Pine Road

5. Section 5 Township 27 Range 8 6. Parcel Identification # (PIN) 14527080510989

7. Legal Description (attach an additional sheet if necessary) Part of the NE1/4 of Section 5, T27N, R8E

8. Parcel Acreage 85.537 9. Zoning District Residential

10. Will the plat application be accompanied by a zoning change request? (if yes, what district) no

The zoning change application is required to be submitted with this plat application

11. Is the property to be subdivided within an existing subdivision? (if yes, what subdivision) no

12. Number of lots proposed in the subdivision: 63

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

Required Attachments

1. Narrative describing the subdivision 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. One D-size set of drawings and one set of 11" x 17" drawings

   Requirements: (§ 460-25. Village of Kronenwetter Ordinance)

   a. General. The plat shall be based upon a survey completed by a registered land surveyor. The final plat 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 subdivision.
      (2) Date, scale and North arrow.
      (3) Location of the proposed subdivision 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 plat owned or controlled by the subdivider shall be included on the plat 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. Technical information. All preliminary and final plats shall show the following:
      (1) Exterior boundaries of the proposed subdivision, 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 subdivided 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 plat or immediately adjacent thereto.
      (4) Location and names of any adjacent subdivisions, parks and cemeteries and owners of record of abutting unplatted lands.
      (5) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto, together with any legally established center-line elevations.
      (6) Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drain pipes, the location of manholes, catch basins, hydrants, electric and communication facilities, whether overhead or underground, and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sewers or water mains are located on or immediately adjacent to the tract, the nearest such sewers or water mains which might be extended to serve the tract shall be indicated by the direction and distance form the tract, size and invert elevations.
      (7) Corporate limit lines within the exterior boundaries of the plat or immediately adjacent thereto.
      (8) Existing and proposed zoning on and adjacent to the proposed subdivision.

(9) Contours within the exterior boundaries of the plat and extending to the center line of adjacent public streets at intervals of not more than two feet. At least two permanent benchmarks shall be located in the immediate vicinity of the plat; the location of the benchmarks shall be indicated on the plat, together with their elevations referenced to mean sea level datum and the monumentation of the benchmarks clearly and completely described. Where, in the judgment of the Village Engineer, undue hardship would result because of the remoteness of the parcel from a mean sea level reference elevation, another datum may be used.

(10) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the plat or located within 100 feet therefrom.

(11) 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 plat or within 100 feet there from.

(12) General soil types and their boundaries, as shown on the Marathon County Soil Survey Maps and/or preliminary soil borings tests completed for the plat. Location and results of soil boring tests and percolation test within the proposed plat boundaries, conducted in accordance with the Wisconsin Administrative Code where public will not serve the subdivision. Percolation tests are not required by public sanitary sewer service.

(13) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.

(14) Approximate dimensions of all lots together with proposed lot and block numbers. The area in square feet of each lot shall be provided.

(15) 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.

(16) Approximate radii of all curves.

(17) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to access.

(18) 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 plat, 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 subdivision layout of all or part of the contiguously owned land even though division is not planned at the time.

Refer to Chapter 460 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.

Thomas Umlauf		11/4/26
(Printed Name of Applicant)	*(Signature of Applicant)*	*(Date)*

GREEN TREE TRAILS

LOT 1 OF CSM 6849–26–99, LOCATED IN THE NW1/4 OF THE FRACTION NE1/4, LOT 1 OF CSM 6906–60–157 LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE1/4 AND SW1/4 OF THE FRACTIONAL NE1/4, PART OF THE SW1/4 OF THE FRACTIONAL NE1/4 AND LOT 1 OF CSM 14156–62–163, LOCATED IN THE NE1/4 OF THE FRACTIONAL NE1/4 OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

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

PREPARED FOR:
GREEN TREE CONSTRUCTION

FILE #:26–0200 SUBDIVISION
DRAFTED BY: DUSTIN M. VREELAND
DRAWN BY: DUSTIN M. VREELAND

SHEET 1 OF 3 SHEETS

BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 BEARING S 1°21'03" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

OUTLOT RESTRICTION
OUTLOTS 2 OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

= WETLANDS SHOWN HEREON DELINEATED BY STAR ENVIRONMENTAL

= NO DIRECT VEHICLE ACCESS

LEGEND

- ▲ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- ● = 1.25" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ◎ = 0.75" REBAR FOUND IN PLACE
- ○ = 1.25" x 18" IRON ROD 4.173 POUNDS PER FOOT SET

CSM = CERTIFIED SURVEY MAP
< > = PREVIOUSLY RECORDED AS
= 12' UTILITY EASEMENT
= 20' STORMWATER & ACCESS EASEMENT

ALL OTHER LOT CORNERS 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET

100 0 100 200 300
SCALE: 1" = 100'

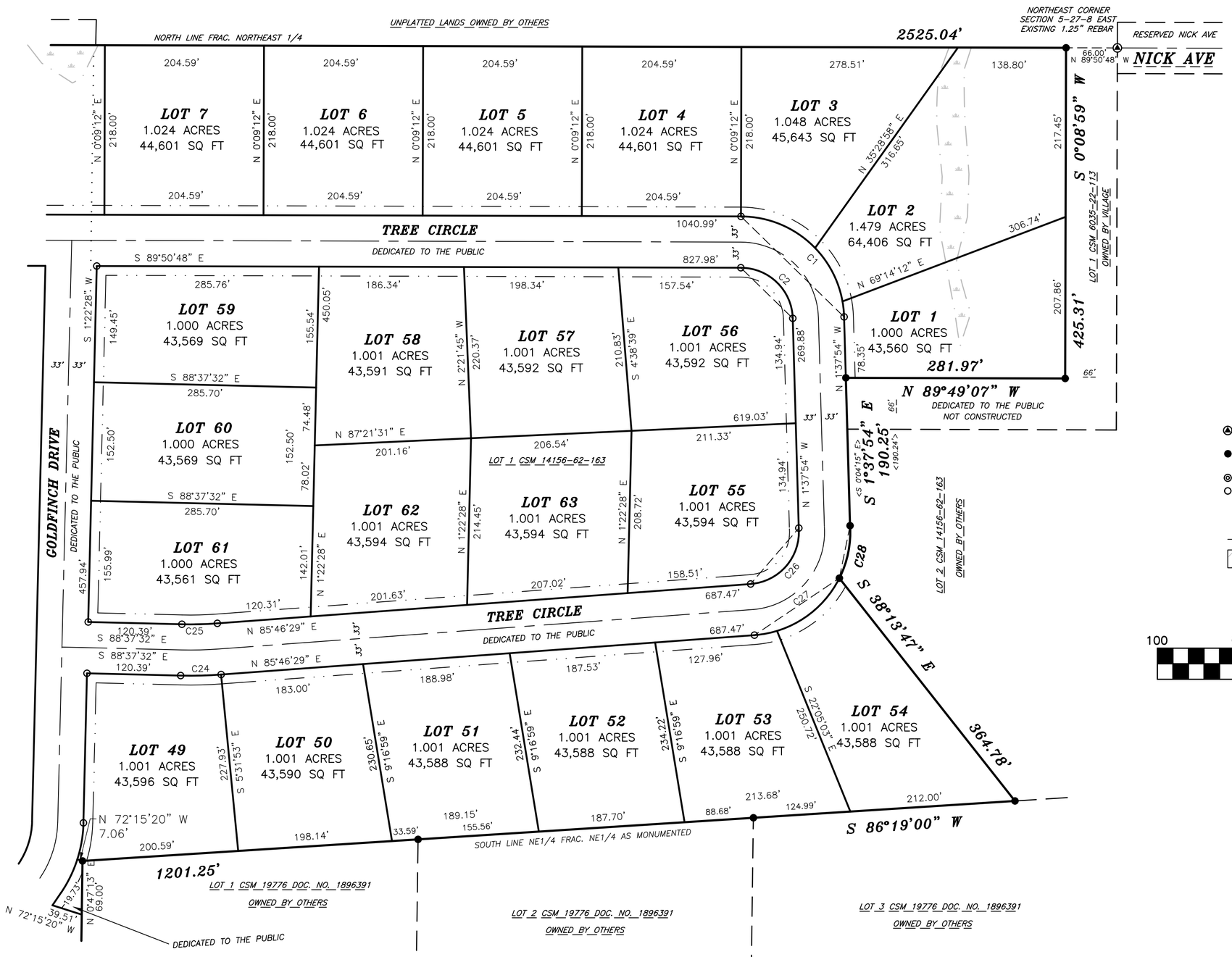
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- CSM = CERTIFIED SURVEY MAP
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100 0 100 200 300

SCALE: 1" = 100'

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	133.00'	204.77'	88°12'54"	N 45°44'21" W 185.14'	N 1°37'54" W	N 89°50'48" W
LOT 1	133.00'	20.03'	8°37'38"	N 5°56'43" W 20.01'		
LOT 2	133.00'	78.35'	33°45'13"	N 27°08'08" W 77.22'		
LOT 3	133.00'	106.39'	45°50'03"	N 66°55'47" W 103.58'		
C2	67.00'	103.16'	88°12'54"	N 45°44'21" W 93.26'	N 1°37'54" W	N 89°50'48" W
C3	233.00'	149.08'	36°39'33"	S 71°49'26" W 146.55'	N 89°50'48" W	S 53°29'39" W
LOT 9	233.00'	139.56'	34°19'08"	S 72°59'38" W 137.48'		
LOT 10	233.00'	9.52'	2°20'25"	S 54°39'52" W 9.52'		
C4	60.00'	307.11'	293°15'58"	S 36°30'21" E 66.00'	N 69°52'22" W	N 3°08'20" W
LOT 10	60.00'	17.07'	16°18'16"	N 78°01'30" W 17.02'		
LOT 11	60.00'	51.57'	49°14'55"	S 69°11'54" W 50.00'		
LOT 12	60.00'	51.57'	49°14'55"	S 19°56'59" W 50.00'		
LOT 14	60.00'	51.57'	49°14'55"	S 29°17'56" E 1204.88'		
LOT 15	60.00'	68.12'	65°03'06"	S 86°26'56" E 1205.57'		
LOT 16	60.00'	67.19'	64°09'50"	N 28°56'35" E 63.74'		
C5	167.00'	106.85'	36°39'33"	S 71°49'26" W 105.04'	N 89°50'48" W	S 53°29'39" W
C6	101.00'	57.71'	32°44'24"	S 17°44'40" W 56.93'	S 1°22'28" W	S 34°06'52" W
C7	233.00'	104.92'	25°48'03"	S 21°12'51" W 104.04'	S 34°06'52" W	S 8°18'50" W
C8	533.00'	106.40'	11°26'17"	S 87°24'19" E 106.23'	N 86°52'33" E	S 81°41'10" E
LOT 21	533.00'	91.07'	9°47'23"	N 86°34'51" W 90.96'		
LOT 22	533.00'	15.33'	1°38'54"	S 87°42'00" W 15.33'		
C9	467.00'	93.23'	11°26'17"	N 87°24'19" W 93.07'	N 81°41'10" W	S 86°52'33" W
C10	133.00'	209.37'	90°11'44"	N 41°46'41" E 188.41'	N 3°19'11" W	N 86°52'33" E
LOT 23	133.00'	68.96'	29°42'23"	S 72°01'22" W 68.19'		
LOT 24	133.00'	73.68'	31°44'21"	S 41°18'00" W 72.74'		
LOT 25	133.00'	66.74'	28°45'00"	S 11°03'19" W 66.04'		
C11	67.00'	105.47'	90°11'44"	S 41°46'41" W 94.91'	S 86°52'33" W	S 3°19'11" E
C12	533.00'	71.04'	7°38'13"	S 7°08'18" E 70.99'	S 3°19'11" E	S 10°57'24" E
C13	467.00'	62.25'	7°38'13"	S 7°08'18" E 62.20'	S 3°19'11" E	S 10°57'24" E
C14	67.00'	96.56'	82°34'22"	S 52°14'35" E 88.42'	S 10°57'24" E	N 86°28'14" E

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C15	133.00'	191.68'	82°34'22"	N 52°14'35" W 175.51'	S 86°28'14" W	N 10°57'24" W
LOT 36	133.00'	75.68'	32°36'10"	S 27°15'29" E 74.66'		
LOT 35	133.00'	57.31'	24°41'12"	S 55°54'11" E 56.86'		
LOT 34	133.00'	58.69'	25°16'59"	S 80°53'16" E 58.21'		
C16	467.00'	113.50'	13°55'31"	S 86°34'01" E 113.22'	N 86°28'14" E	S 79°36'15" E
C17	533.00'	129.54'	13°55'31"	S 86°34'01" E 129.22'	N 86°28'14" E	S 79°36'15" E
LOT 40	533.00'	21.53'	2°18'52"	N 87°37'40" E 21.53'		
LOT 41	533.00'	108.01'	11°36'39"	S 85°24'35" E 107.83'		
C18	533.00'	129.54'	13°55'31"	N 3°25'59" E 129.22'	N 3°31'46" W	N 10°23'45" E
LOT 32	533.00'	56.79'	6°06'18"	S 0°28'37" E 56.77'		
LOT 33	533.00'	72.75'	7°49'13"	S 6°29'08" W 72.69'		
C19	467.00'	113.50'	13°55'31"	N 3°25'59" E 113.22'	N 3°31'46" W	N 10°23'45" E
LOT 43	467.00'	80.28'	9°50'56"	S 1°23'42" W 80.18'		
LOT 44	467.00'	33.22'	4°04'35"	S 8°21'27" W 33.22'		
C20	967.00'	162.17'	9°36'32"	S 5°35'29" W 161.98'	S 0°47'13" W	S 10°23'45" W
LOT 41	967.00'	43.75'	2°35'31"	S 9°05'59" W 43.74'		
LOT 42	967.00'	118.43'	7°01'01"	S 4°17'43" W 118.35'		
C21	1033.00'	173.24'	9°36'32"	S 5°35'29" W 173.04'	S 0°47'13" W	S 10°23'45" W
LOT 46	1033.00'	55.23'	3°03'48"	S 8°51'51" W 55.22'		
LOT 47	1033.00'	118.01'	6°32'44"	S 4°03'35" W 117.95'		
C22	167.00'	97.14'	33°19'39"	S 17°27'03" W 95.78'	S 34°06'52" W	S 0°47'13" W
C23	167.00'	95.43'	32°44'24"	N 17°44'40" E 94.13'	N 34°06'52" E	N 1°22'28" E
OUTLOT 1	167.00'	47.71'	16°22'12"	S 25°55'46" W 47.55'		
LOT 49	167.00'	47.71'	16°22'12"	S 9°33'34" W 47.55'		
C24	533.00'	52.09'	5°35'59"	N 88°34'29" E 52.07'	S 88°37'32" E	N 85°46'29" E
C25	467.00'	45.64'	5°35'59"	N 88°34'29" E 45.62'	S 88°37'32" E	N 85°46'29" E
C26	67.00'	105.32'	90°04'08"	N 40°44'26" E 94.81'	N 85°46'29" E	N 4°17'38" W
C27	133.00'	207.28'	89°17'46"	N 41°07'37" E 186.93'	N 85°46'29" E	N 3°31'16" W
LOT 53	133.00'	29.72'	12°48'04"	N 79°22'27" E 29.65'		
LOT 54	133.00'	107.90'	46°28'53"	N 49°43'59" E 104.96'		
C28	133.00'	69.67'	30°00'48"	N 11°29'08" E 68.88'	N 26°29'32" E	N 3°31'16" W

GREEN TREE TRAILS

LOT 1 OF CSM 6849–26–99, LOCATED IN THE NW1/4 OF THE FRACTION NE1/4, LOT 1 OF CSM 6906–60–157 LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE1/4 AND SW1/4 OF THE FRACTIONAL NE1/4, PART OF THE SW1/4 OF THE FRACTIONAL NE1/4 AND LOT 1 OF CSM 14156–62–163, LOCATED IN THE NE1/4 OF THE FRACTIONAL NE1/4 OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

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PREPARED FOR:
GREEN TREE CONSTRUCTION

FILE #:26–0200 SUBDIVISION
DRAFTED BY: DUSTIN M. VREELAND
DRAWN BY: DUSTIN M. VREELAND

SURVEYORS CERTIFICATE

I, DUSTIN M. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF LOT 1 OF CSM 6849–26–99, LOCATED IN THE NW1/4 OF THE FRACTION NE1/4, LOT 1 OF CSM 6906–60–157 LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE1/4 AND SW1/4 OF THE FRACTIONAL NE1/4, PART OF THE SW1/4 OF THE FRACTIONAL NE1/4 AND LOT 1 OF CSM 14156–62–163, LOCATED IN THE NE1/4 OF THE FRACTIONAL NE1/4 OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. , DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 5; THENCE S 89°50'48" W ALONG THE NORTH LINE OF THE FRACTIONAL NORTHEAST 1/4 LINE 66.00 FEET TO THE POINT OF BEGINNING; THENCE S 0°08'59" W ALONG THE WEST LINE OF NICK AVENUE 425.31 FEET; THENCE N 89°49'07' W ALONG THE NORTH LINE OF NICE AVENUE 281.97 FEET; THENCE S 1°37'54" E ALONG THE WEST LINE OF LOT 2 OF CSM 14156, VOLUME 62, PAGE 163 190.25 FEET; THENCE 69.67 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 133.00 FEET, WHOSE CENTRAL ANGLE IS 30°00'48", WHOSE CHORD BEARS S 11°29'08" W 68.88 FEET ALONG THE WEST LINE OF SAID LOT 2 OF CSM 14156; THENCE S 38°13'47" E ALONG THE WEST LINE OF SAID LOT 2 OF CSM 14156 364.78 FEET; THENCE S 86°19'00" W ALONG THE NORTH LINE OF CSM 19776 1201.25 FEET; THENCE S 0°47'13" W ALONG THE WEST LINE OF LOT 1 OF CSM 19776 1289.77 FEET TO THE NORTH LINE OF PINE ROAD; THENCE S 86°28'14" W ALONG THE NORTH LINE OF PINE ROAD 924.79 FEET; THENCE N 1°06'26" E 175.74 FEET; THENCE S 86°31'35" W 208.74 FEET; THENCE S 86°35'14" W 168.01 FEET TO THE EAST LINE OF PLEASANT DRIVE; THENCE N 1°20'49" E ALONG THE EAST LINE OF PLEASANT DRIVE 786.53 FEET; THENCE N 86°53'42" E ALONG THE SOUTH LINE OF CSM 3808, VOLUME 14, PAGE 106 272.99 FEET; THENCE N 1°23'34" E ALONG THE EAST LINE OF SAID CSM 3808 155.18 FEET; THENCE N 86°52'33" E ALONG THE SOUTH LINE OF PARCEL 1 OF CSM 6836, VOLUME 26, PAGE 29 697.94 FEET; THENCE N 1°22'28" E ALONG THE EAST SAID PARCEL 1 OF CSM 6836 AND OUTLOT 1 OF CSM 13780, VOLUME 60, PAGE 157 550.07 FEET; THENCE S 86°52'44" W ALONG THE NORTH LINE OF SAID OUTLOT 1 OF CSM 13780 499.97 FEET; THENCE S 1°25'44" W ALONG THE WEST LINE OF SAID OUTLOT 1 OF CSM 13780 100.03 FEET; THENCE S 86°52'15" W ALONG THE NORTH LINE OF SAID PARCEL 1 OF CSM 6836 471.22 FEET TO THE EAST LINE OF COUNTY ROAD "X"; THENCE N 1°20'49" E ALONG THE EAST LINE OF COUNTY ROAD "X" 765.08 FEET; THENCE S 89°50'48" E ALONG THE NORTH LINE OF THE FRACTIONAL NORTHEAST 1/4 2525.04 FEET AND TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____
DUSTIN M. VREELAND P.L.S. 4804 DATED THIS 21ST DAY OF OCTOBER, 2026
SURVEY PERFORMED JUNE 1ST, 2026

OWNERS CERTIFICATE OF DEDICATION

I, THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF WESTON AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER s.236.10 OR s.236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS_____DAY OF_____, 20__.

_____
THOMAS JOSEPH UMLAUF
GREEN TREE CONSTRUCTION INC.

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20__, THE ABOVE NAMED THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE BOARD RESOLUTION

RESOLVED THAT THE REPLAT OF GREEN TREE TRAILS, A PLAT IN THE VILLAGE OF KRONENWETTER, IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF KRONENWETTER. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED_____ _____
ADMINISTRATOR JAMES DAVEL

DATE SIGNED _____ _____
ADMINISTRATOR JAMES DAVEL

VILLAGE CLERK,

I,_____, CLERK OF THE VILLAGE OF KRONENWETTER, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF KRONENWETTER.

_____
VILLAGE CLERK,_____

REGISTER OF DEEDS
MARATHON COUNTY, WI
RECEIVED FOR RECORD THIS_____
DAY OF_____A.D. 20_____
AT_____O'CLOCK__M. IN PLAT
CABINET NO._____ON PAGE_____

_____
DOCUMENT NO.

_____
REGISTRAR

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by the Village of Kronenwetter, "Grantor" to

Wisconsin Public Service, "Grantee"

TDS Metrocom, "Grantee"

Frontier Communications Corporation, "Grantee"

Kronenwetter Water & Sewer Utility, "Grantee"

their respective successors and assigns, to construct, install, operate, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, access, along and upon the property shown within those areas on the map designated as "Utility Easement" and the property designated on the map for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, therein, or on adjacent lots: also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the right herein given, and the right to enter upon the subdivision property for all such purposes. The "Grantees" agree to restore or cause to have restored the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the "Grantees" or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at ant time pursuant to the rights herein granted. Structures shall not be placed over "Grantees" facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of "Grantees". After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without the written consent of "Grantees". This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility Easement's) are non–exclusive..

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assignees of all parties hereto.

NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, JOHN JACOBS, BEING THE DULY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE VILLAGE OF KRONENWETTER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF_____AFFECTING THE LANDS INCLUDED IN THE SUBDIVISION OF GREEN TREE TRAILS.

DATE_____ DIRECTOR OF FINANCES_____
JOHN JACOBS

CERTIFICATE OF COUNTY TREASURER OR DEPUTY TREASURE

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I,_____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OR DEPUTY TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE SUBDIVISION OF GREEN TREE TRAILS.

DATE_____ COUNTY TREASURER OR DEPUTY _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

REPORT TO PLANNING COMMISSION

ITEM NAME:	Resolution to authorize a stormwater maintenance agreement with 2027 Wausau LLC for distribution center at 1619 County Rd XX
MEETING DATE:	November 16, 2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE: Stormwater Maintenance Agreement to support stormwater management at distribution facility

Subject Property: 1619 and 1671 County Rd XX, Kronenwetter WI, 54455. Legal Description of the property: SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 1 CSM #20459 (DOC #1945226)

OBJECTIVES:
The objective of this agreement is to ensure ongoing monitoring activities and maintenance to support the continued performance of the stormwater management facilities approved as part of the site plan for the distribution facility on the subject property.

ISSUE BACKGROUND/PREVIOUS ACTIONS:

Approved site plans provide for the installation of stormwater management improvements on the property that will support the project. A stormwater maintenance agreement was required by the Village as a condition of site plan approval. Leading up to this agreement, in September Ruedebusch Development & Construction, Inc. submitted a Storm Water Management Plan prepared by REI. It was reviewed by village staff. Incorporated in the proposed agreement are relevant components of previously-approved site plans including Grading and Erosion Control Plan (C200-3), Landscape Plan (C400-4); and Site Specification (C900); and the corresponding Stormwater Management Plan. The Stormwater Maintenance Agreement meets Village requirements per Section § 270-25 of the Village's Code.

RECOMMENDED ACTION:
Motion to recommend that the Village Board authorize the execution of the Stormwater Maintenance Agreement.

ATTACHMENTS (describe briefly):

- Resolution to authorize execution of the agreement
- Stormwater Maintenance Agreement

RESOLUTION NO.: 2026-XX

VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN
A RESOLUTION AUTHORIZING THE STORMWATER MAINTENANCE AGREEMENT BETWEEN 2027 WAUSAU, LLC AND THE VILLAGE OF KRONENWETTER

WHEREAS, The Village of Kronenwetter Plan Commission approved a site plan for a distribution center on the property located at 1619-1671 County Rd XX, Kronenwetter WI, 54455. Legal Description of the property: SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 1 CSM #20459 (DOC #1945226)

WHEREAS, the accompanying Stormwater Maintenance Agreement meets all Village requirements per Section § 270-25 of the Village of Kronenwetter General Code; and

WHEREAS, the approved site plans provide for, among other things, the installation of stormwater management improvements on the Property that will support the Project; and

WHEREAS, in accordance with Section § 270-25 of the Village of Kronenwetter General Code of Ordinances, Ruedebusch Development & Construction, Inc. ("Ruedebusch") submitted an Erosion Control/Storm Water Management Plan, prepared by REI and dated September 11, 2026; and

WHEREAS, the Village and 2027 Wausau, LLC desire to enter into a Stormwater Maintenance Agreement as required by Section § 270-25 of the Village of Kronenwetter General Code, attached hereto in form and substance;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Kronenwetter that it hereby approves and authorizes the execution of the Stormwater Maintenance Agreement between 2027 Wausau, LLC and the Village of Kronenwetter for the facility improvements at 1619-1671 County Rd XX, Kronenwetter WI, 54455. Legal Description of the property: SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 1 CSM #20459 (DOC #1945226)

Adopted this _____ day of _____, 20_____.

VILLAGE OF KRONENWETTER

_____
Dan Joling, Village President

_____
Connie Nowak, Village Clerk

Stormwater Management Maintenance Agreement

2027 Wausau, LLC as "Owner" of the property described below, in accordance with Village of Kronenwetter Municipal Code Chapter § 270, Storm Water Management and Erosion Control Ordinance, agrees to install and maintain storm water management practice(s) on the Property in accordance with approved plans and Storm Water Permit conditions. The Owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions in perpetuity.

Legal Description of the real estate for which this Agreement applies ("Property") is as follows:
SEC 02-27-07 PT OF NE 1/4 NE FRL 1/4 - LOT 1 CSM #20459 DOC 1945226 VILLAGE OF KRONENWETTER, MARATHON COUNTY.

This Agreement includes the following exhibits:

Exhibit A: Site Plan Selected Sheets – Selected site plan elements incorporated into this agreement include the Grading and Erosion Control Plan (C200-3) that shows locations of stormwater management facilities; Landscape Plan (C400-4); and Site Specifications (C900).

Exhibit B: Stormwater Management Plan – The Stormwater Management Plan (REI #10453B/C) estimates projected performance of the project, post-construction, regarding stormwater management requirements. Appendix 9 prescribes and assigns regular maintenance activities consistent with the stormwater management plan required under § 270-22B.

Drafted by and Return to:
Village of Kronenwetter
Department of Public Works
1582 Kronenwetter Drive
Kronenwetter WI, 54455

145-2707-021-0981
Parcel Identification Number(s) – (PIN)

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions as required by the Village of Kronenwetter Municipal Code, § 270-25B and any subsequent changes to that code. This agreement shall be registered with the Marathon County Register of Deeds as a property deed restriction running with the land that shall be binding upon all subsequent owners of the Property described in this agreement.

The Property in question shall have the following restrictions:

1. The Owner shall be responsible for long-term maintenance and schedule regular maintenance of each aspect of the stormwater management system consistent with Exhibits A and B of this agreement and maintain the stormwater management practices in accordance with the plan in Exhibit B.

2. The Village of Kronenwetter Director of Public Works or her/his designee is authorized to access the Property to conduct inspections of stormwater management practices as necessary to ascertain that the facilities and practices that are enumerated in Exhibits A and B are being maintained and operated in accordance with this agreement.

3. The Village of Kronenwetter Director of Public Works or her/his designee shall perform an annual site inspection of the stormwater management system on the Property ensuring that the practices that are defined in Exhibit B are being followed. It is the responsibility of the Village of Kronenwetter Director of Public Works to maintain public records of the results of the site inspections, to inform the Owner of the inspection results, and to specifically

indicate any corrective actions required to bring the stormwater management practice into proper working condition. Owner's inspections and maintenance log shall also be submitted to the Director of Public Works.

4. Where a deficiency exists in the system, either found during the annual inspection or at another time, the Village of Kronenwetter Public Works Director or her/his designee shall communicate those deficiencies to the Owner. The Owner shall correct deficiencies of the system within 30 days of being notified of the deficiency, or at a mutually agreeable time to the Village of Kronenwetter Director of Public Works and the Owner.

5. The Village of Kronenwetter Public Works Director or his/her designee shall perform the corrected actions identified in the inspection report if the Owner does not make the required corrections in the specified time period. The Village of Kronenwetter shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to Subch. VII of Ch. 66, Wis. Stats.

Dated this 2nd day of November, 2026.

2027 Wausau, LLC
4605 Dovetail Drive, Madison, WI 53704

By: _____

Printed Name: Carl Ruedebusch

Title: Manager

RACHEL PLAUTZ NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally came before me this 2nd day of November 2026, the above named, Carl Ruedebusch, known to be the person who executed the foregoing instrument.

_____
Notary Public, State of Wisconsin
My Commission Expires: 10/21/30

VILLAGE OF KRONENWETTER
VILLAGE BOARD

By: _____
Dan Joling, President

Attest: _____
Connie Nowak, Clerk

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally came before me this _____ day of _____ 2026, the above named, Dan Joling, President, and Connie Nowak, Clerk, known to be the persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by the Village of Kronenwetter's authority.

_____
Notary Public, State of Wisconsin
My Commission Expires: _____