



## **Report to Planning Commission**

**Agenda Item:** Zoning Change Request and CSM: HVF Income Trust (Dale Folwarski)  
1756 E. State Highway 153, Kronenwetter, WI 54455

**Meeting Date:** August 25, 2025

**Referring Body:** Plan Commission

**Committee Contact:** David Baker

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Zoning Change Request and CSM: HVF Income Trust (Dale Folwarski)  
1756 E. State Highway 153

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

**HISTORY/BACKGROUND:** Rezone Request from AR (Agricultural and Residential) to RR-5 (Rural Residential 5). The 47.58-acre parcel (1756 E STATE HIGHWAY 153) will be divided to create a 5.055-acre parcel and a 42.52-acre parcel. The proposed rezone from AR to RR5 is consistent with neighboring parcels. The creation of Lot 1 meets the minimum frontage (100ft), minimum lot width (300ft) and minimum lot area (5.0 acres) requirements for RR5 (Rural Residential Zoning 5). On 8/18/2025, the Plan Commission recommended the rezone and CSM be forwarded to Village Board for approval.

**RECOMMENDED ACTION:** Motion to approve the Zoning Change Request for Dale Folwarski from AR (Agricultural and Residential) to RR5 (Rural Residential 5) and CSM as presented.

§ 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