

**PARCEL # 145-2708-091-0989 (PELOT)
CSM and ZONING CHANGE REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. August 18, 2025
Village Board Meeting 6:00p.m. August 25, 2025

APPLICANT:

Dustin Vreeland, Vreeland Associates
6103 Dawn Street
Weston, WI 54476

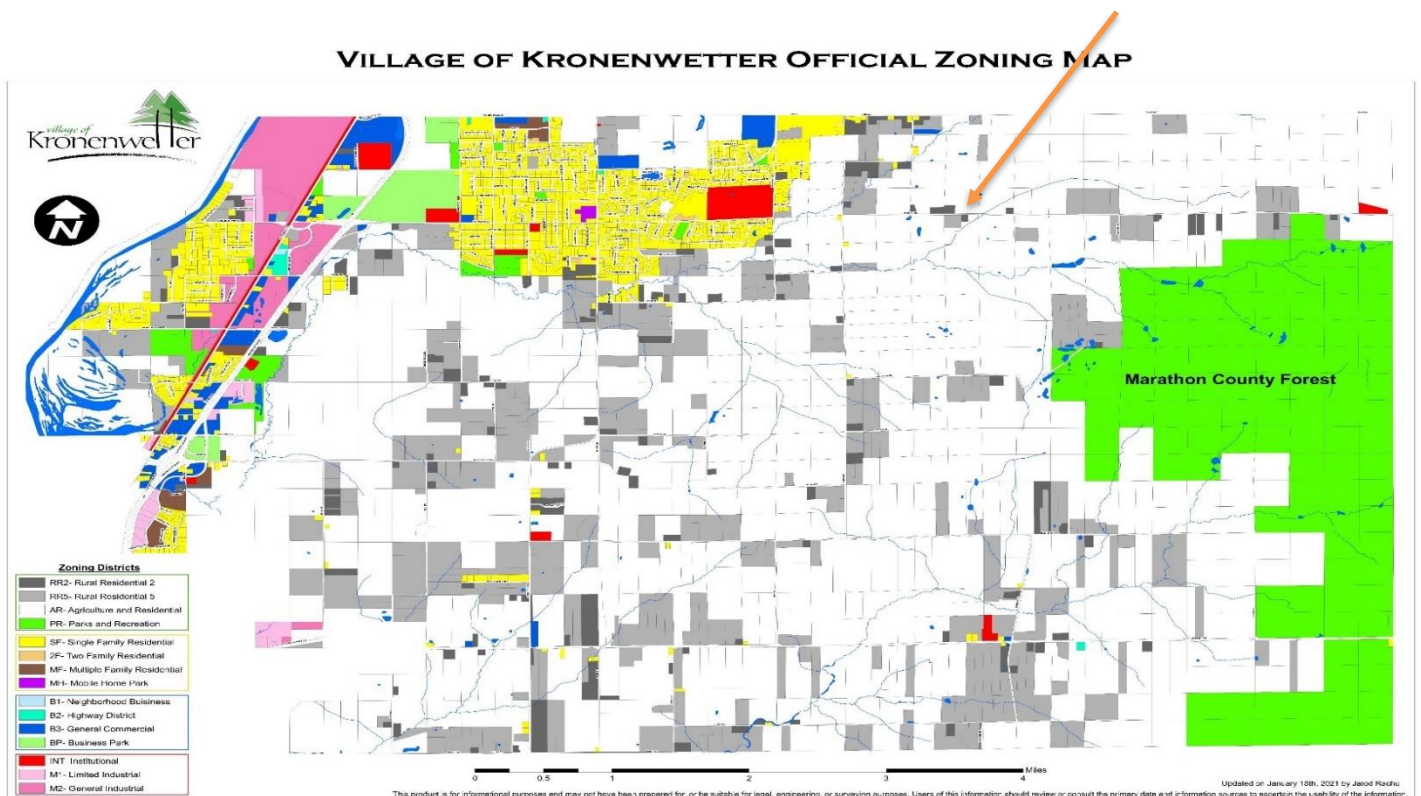
OWNER:

David and Lois Pelot
3225 Martin Road
Kronenwetter, WI 54455

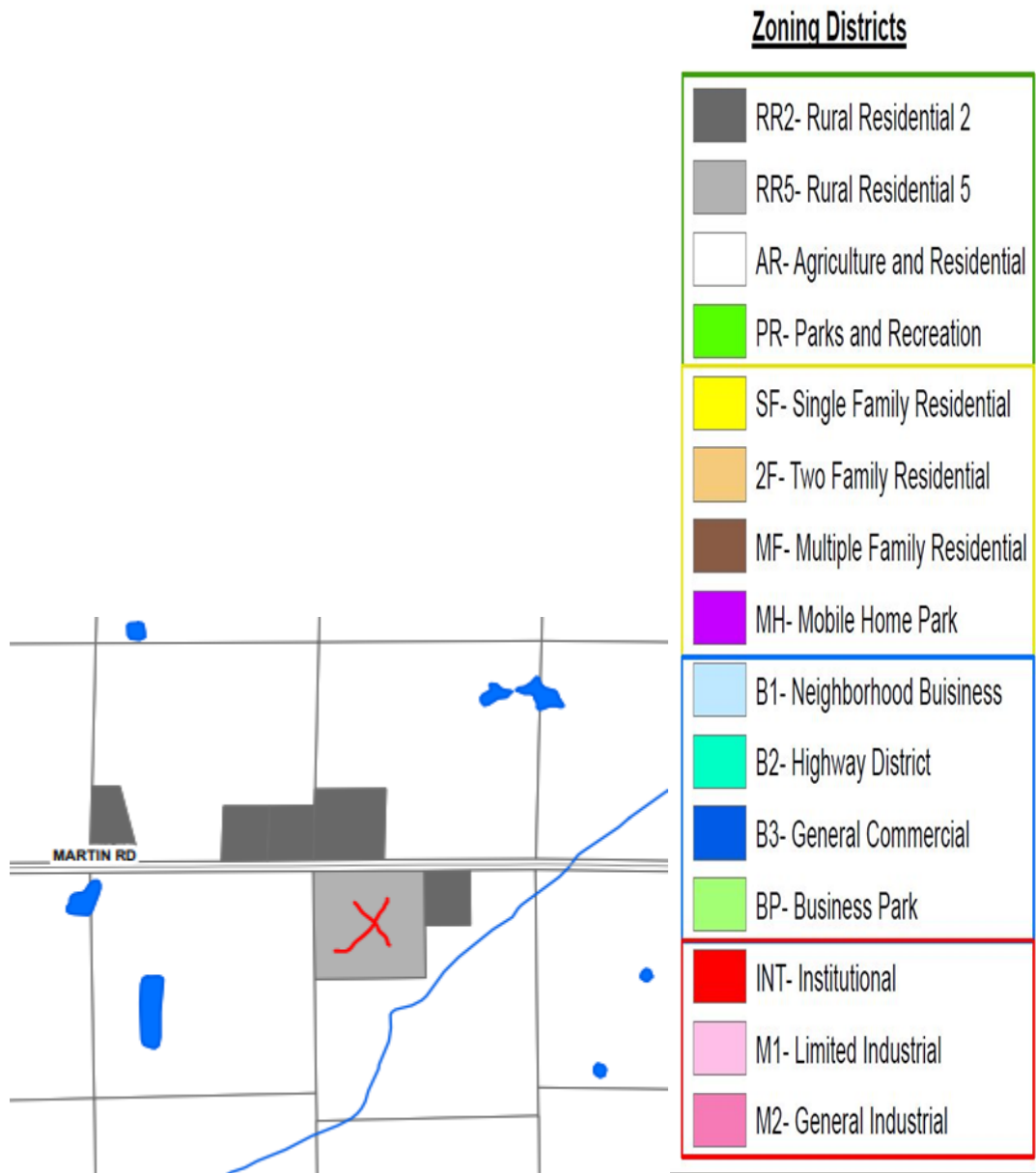
Prepared By:

Vreeland Land Surveyors
6103 Dawn Street
Weston, WI 54476

LOCATION OF REQUEST: 3225 Martin Road, Kronenwetter, WI 54455, (See Map 1)



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



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

MARATHON COUNTY NO. _____

ALL OF LOT 1 OF CSM 17358-83-15, AND LOTS 1 AND 2 OF CSM 16456-76-105, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI 54476
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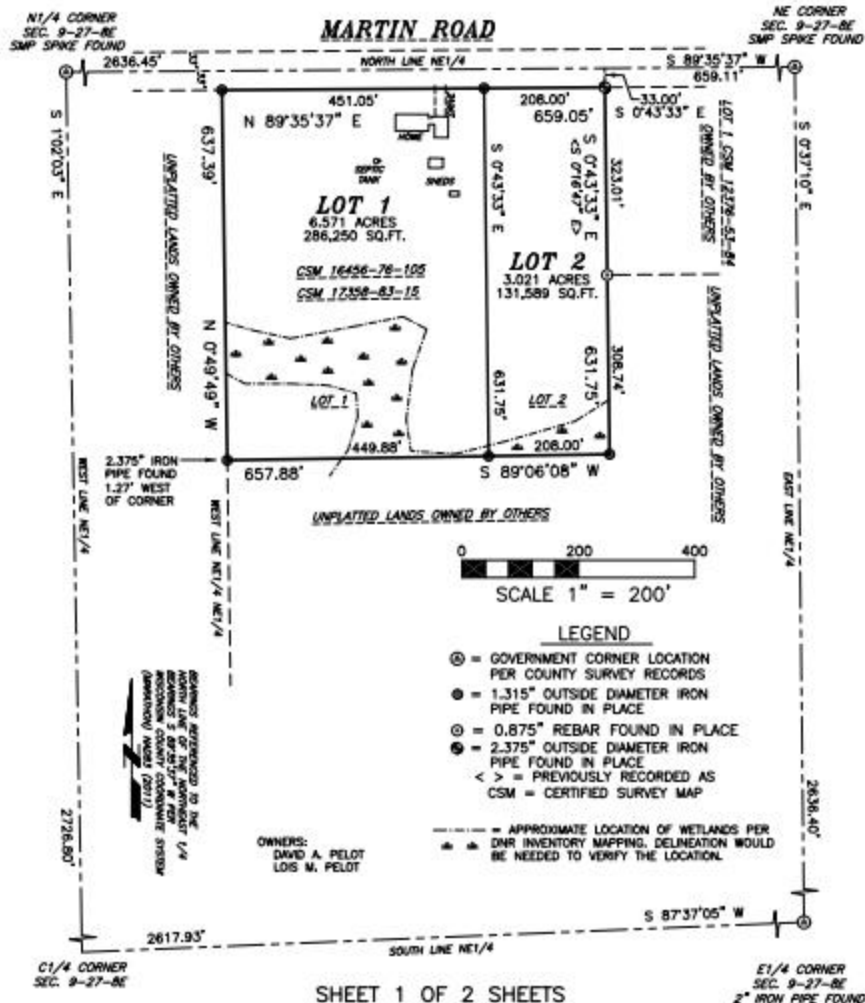
PREPARED FOR: **DAVID PELOT**

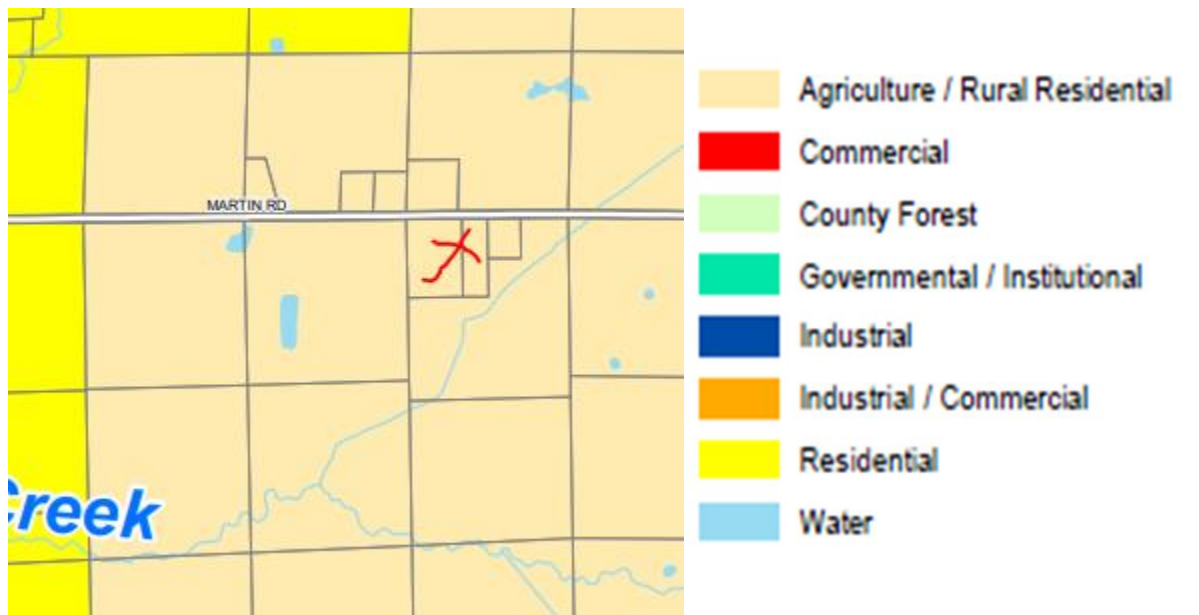
FILE #: 25-0315 PELOT

DRAFTED BY: TIMOTHY G. VREELAND

DRAWN BY: DALTON L. ZEINERT

THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP,
AND THE SALE OR TRANSFER OF PROPERTY REQUIRES
A RECORDED DEED EXCEPTING PUBLIC DEDICATION.





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

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CSM 17358-83-15, AND LOTS 1 AND 2 OF CSM 16456-76-105, LOCATED
IN THE NE1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 8 EAST,
VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE
DIRECTION OF DAVID PELOT, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED
SURVEY MAP NUMBER 17358, RECORDED IN VOLUME 83 ON PAGE 15, BEING ALL OF LOTS 1
AND 2 OF CERTIFIED SURVEY MAP NUMBER 16456, RECORDED IN VOLUME 76 ON PAGE 105,
LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 NORTH,
RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL
EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE
LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN
SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN
ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE
VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING,
DIVIDING AND MAPPING THE SAME.

DATED THIS 18TH DAY OF JULY, 2025
SURVEY PERFORMED JULY 15TH, 2025

TIMOTHY G. VREELAND P.L.S. 2291

VILLAGE BOARD AUTHORIZATION

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE
VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE
OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE
CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP
ON _____ DAY OF _____, 2025.

COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

Legal Description of Property:

SEC 09-27-08 PT OF NE 1/4 NE 1/4 - LOT 1 CSM VOL 83 PG 15 (#17358) (DOC# 1711450)

Current Zoning:

RR5 – Rural Residential 5 (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 4, 2025 and Monday, August 11, 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 4, 2025.



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

PARCEL # 145-2708-091-0989 (PELOT)

INTRODUCTION: Rezone Request from RR-5 (Rural Residential 5) to RR-2 (Rural Residential 2)

The 9.59-acre parcel (3225 Martin Road) will be divided to create a 6.57-acre parcel (Lot 1) and a 3.021-acre parcel (Lot 2). The proposed rezone from RR5 to RR2 is consistent with neighboring parcels. The creation of Lot 2 meets the minimum frontage (80ft), minimum lot width (150ft) and minimum lot area (2.0 acres) requirements for RR2 (Rural Residential Zoning 2).

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION

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

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

- Yes. The property is designated on the Future Land Use Map as Agricultural/Rural Residential, there are existing AR, RR-5 and RR-2 parcels in this area. The rezone of this parcel to RR-2 will allow for consistent land uses with adjoining parcels. 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 this property is located is classified as Agriculture/Rural Residential on the Village's Future Land Use Map. By rezoning this property, the property would maintain a residential use that would be consistent with the surrounding area. 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 Rural Resident 2 (RR-2), Rural Residential 5 (RR-5) and Agricultural and Residential (AR) lots that are located near this parcel. 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 property will meet all minimum requirements.
5. *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.

RECOMMENDED MOTION

Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for David and Lois Pelot from RR-5 (Rural Residential 5) to RR2 (Rural Residential 2) and CSM as presented.