

**PARCEL # 145-2707-242-0997 (WALKOWSKI)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. June 19, 2023

APPLICANT:

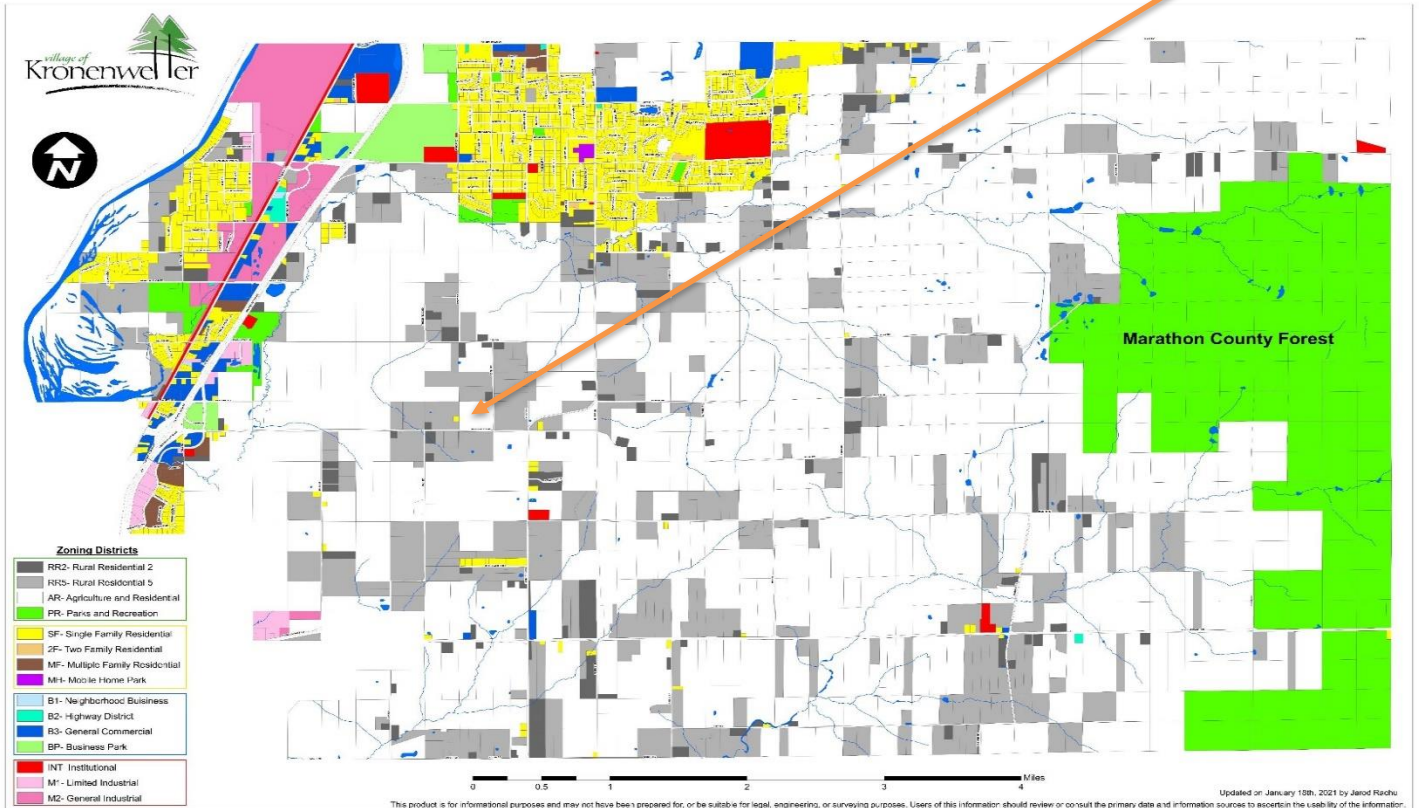
Keith Walkowski
5310 Willow Street
Weston, WI 54476

OWNER:

A&D Contractors LLC
P.O. Box 557,
Weston, WI 54476

LOCATION OF REQUEST: Maple Ridge Road, Kronenwetter, WI 54455, (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

PARCEL # 145-2707-242-0997 (WALKOWSKI)

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Certified Survey Map Number 19525 recorded as Document Number 1880384 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 1 of Certified Survey Map Number 19525 recorded as Document Number 1880384 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Beginning at the Northwest corner of said Section 24; Thence North 89°09'33" East along the North line of the Northwest 1/4, 593.36 feet to the East line of said Lot 1 of Certified Survey Map Number 19525; Thence South 00°58'41" East along said East line, 1253.31 feet to the North right-of-way line of Maple Ridge Road; Thence North 89°09'13" West along said North right-of-way line, 615.04 feet to the monumented West line of said Northwest 1/4 of the Northwest 1/4; Thence North 00°00'47" East along said monumented West line, 1235.33 feet to the point of beginning.

That the above described parcel of land contains 751,683 square feet or 17.256 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including an ingress/egress and utility easement recorded on Document Number 1880923;

That I have made this survey, division and map thereof at the direction of A&D Contractors, LLC, Owner of said parcel;

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

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

Dated this 22ND day of MAY, 2023

Keith J. Walkowski

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



VILLAGE OF KRONENWETTER:

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

This _____ day of _____, 2023

Community Development/Zoning Administrator

Date Signed

SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE MAY 15, 2023
	CHECKED BY K.J.W.	PROJECT NO. 3951
	PREPARED FOR: DEAN PROCHASKA	

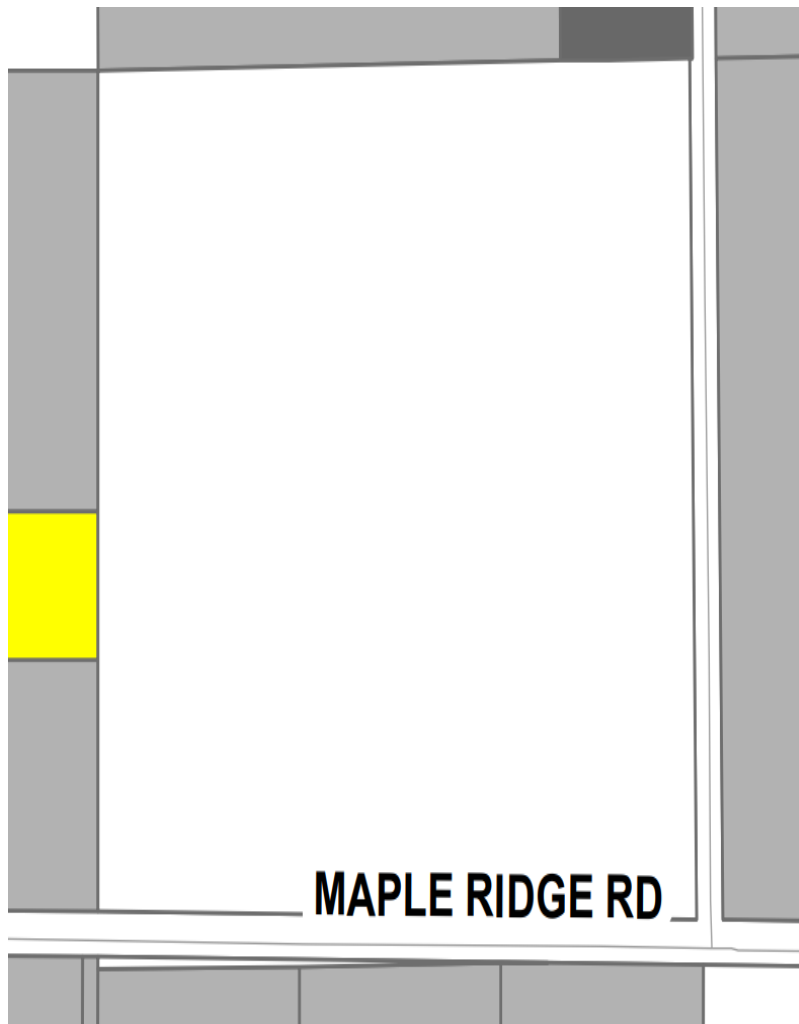
Map 2: Location Map

PARCEL # 145-2707-242-0997 (WALKOWSKI)
















(Source Data CSM)

LOT 4: Top (See Map 2 and Map 3)

LOT 3: Lower left



Zoning Districts

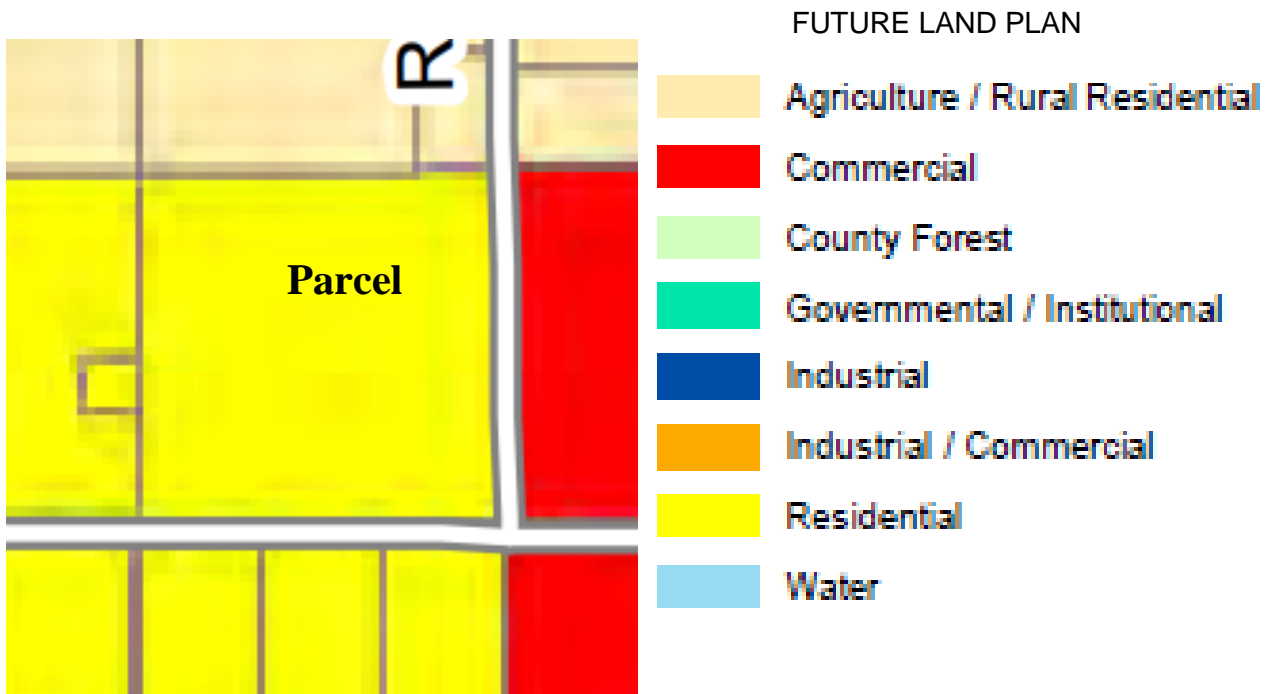
	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Business
	B2- Highway District
	B3- General Commercial
	BP- Business Park
	INT- Institutional
	M1- Limited Industrial
	M2- General Industrial

Map 3: Current Zoning (Source Data: Village of Kronenwetter)

COMPREHENSIVE PLAN

FUTURE LAND USE: Single-Family (See Map 4)

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Map 4: Future Land Use Map (Source Data: Village of Kronenwetter)



Map 5: Aerial Photo
(Source Data: Marathon County)

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**VILLAGE OF KRONENWETTER PLANNING COMMISSION
JUNE 19, 2023**

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RECOMMENDED MOTION

Staff has concerns with dryland access to Lot 4. Lot 4 meets the minimum Road frontage requirement. Consequently, the portion of the parcel which abuts Maple Ridge Road is wetland approximately 250ft feet into the parcel. In addition, the proposed road access easement off Ropel Road also abuts a wetland at the point where it enters Lot 4. The ordinance does not address dryland access. It does require that all lots abut a public street. Essentially, Lot 4 may not have access.

520-66 A. "All lots shall **abut upon a public street**, and each lot shall have a minimum frontage as defined by Figures V(1), Rural, Open Space and Residential District Lot Dimensions and Intensity Standards, and V(5), Nonresidential and Mixed-Use District Density and Intensity Standards, in Article V, Density, Intensity and Bulk Regulations."

460-40 C. "Sufficient frontage. All lots **shall have frontage on a public street** and shall conform to Chapter 520, Zoning, and this chapter."

460-42 B. "Lot dimensions shall conform to the requirements of Chapter 520, Zoning, but in no case shall a lot have frontage of less than the minimum lot width **abutting a dedicated public** street."

RECOMMENDED ACTION: Staff recommends 1. consider other options or configurations of Lot 3 and Lot 4 to allow for dryland Access. 2. Approve as submitted.