

Zoning Change Request Application

Application Fee: \$300 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4th Tuesday of each month.

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



Applicant Information

1. Applicant Name William Cywinski Phone Number 715-573-2672
Address 1900 Lea Rd, Kronenwetter, WI 54455
Email _____
2. Property Titleholder Name William Cywinski Phone Number 715-573-2672
Address 1900 Lea Rd, Kronenwetter, WI 54455
Email _____
3. Prepared By Company Name Riverside Land Surveying LLC Name Adam J. Budnik
Address 5310 Willow St, Weston, WI 54476
Phone Number 715-241-7500 Email adam@riversidelandsurveying.com

Property Information

4. Property Address 1904 Lea Rd, Kronenwetter, WI 54455
5. Section 12 Township 27N Range 7E 6. Parcel Identification # (PIN) 145-2707-124-0977
7. Legal Description (attach an additional sheet if necessary) See Additional Sheet
8. Current Zoning District AR - Agriculture and Residential 9. Proposed Zoning District RR5 - Rural Residential
10. Parcel Acreage +/-33 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Yes
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? No
13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? No

Required Attachments

1. Narrative describing the zoning change request with respect to the following matters:
 - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 - b. Does the rezoning further the purpose and intent of this Chapter?
 - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
 - d. 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?
 - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
 - f. 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?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

Applicant Acknowledgement

I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

William J. Gyrard
Applicant

7-28-2026
Date

Paul Gyrard By William J. Gyrard P.O.A.
Property Titleholder

7-28-2026
Date

Adam J. Beckner
Prepared By

7/28/2026
Date

FOR OFFICE USE ONLY:

Application Received 7/30/26 Check # 8438

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

The Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 12, Township 27 North, Range 7 East, Town of Kronenwetter (now Village of Kronenwetter), Marathon County, Wisconsin, except the West 200 feet thereof and except the parcel shown on Marathon County Certified Survey Map No. 11796 recorded in the Office of the Register of Deeds for Marathon County, Wisconsin, as Document No. 1233005.



RIVERSIDE LAND SURVEYING LLC

CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

Rezone Request from AR – Agriculture and Residential to RR5- Rural Residential 5

1a. The proposed Rezone is consistent with the Comprehensive Plan and is consistent with the current use of other properties adjoining this parcel and to the East.

1b. We believe this rezone does comply with the intent of this chapter.

1c. The Property is being rezoned to split a +/-33 acre parcel into 2 lots and an Outlot. All being less than 20 acres which the current AR zoning does not allow. The proposed lots will meet the requirements of the RR-5 zoning.

1d. The proposed zoning change to RR5 is consistent with other neighboring Rural Residential zoned parcels adjoining this parcel, to the East and West of this property.

1e. The rezoning meets the requirements of a minimum lot width of 300' and a minimum area of 5.00 acres for RR-5 zoning. Currently there is a 20' Easement for ingress and egress shown on Certified Survey Map Number 11796.

1f. Not Applicable.

2. See Certified Survey Map