



January 14, 2026

Village of Kronenwetter
1582 Kronenwetter Dr.
Kronenwetter, WI 54455

Re: Parcel 145-2708-062-0983, Village of Kronenwetter – Rezoning

Greetings:

Enclosed, please find the following materials for the Rezoning submittal for the above referenced property:

1. Rezoning Application
2. Project Narrative
3. CSM 17401
4. Project Map
5. Review Fee \$300

Please process the enclosed submittal accordingly for review.

Upon your review, any feedback in regards to the satisfaction or further requirements are needed in order to approve the Rezoning request, please contact Timothy Wittmann at (920) 560-6568 or tim@davel.pro.

Sincerely,

Sarah Mitchell
Project Administrator

Enclosures (a/s)

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 APG NWEI LLC c/o Rad Pandit Phone Number (563) 676-0993
 Address 5772 New Castle Ln., Bettendorf, IA 52722
 Email radpandit@gmail.com
2. Property Titleholder Name APG NWI LLC Phone Number (563) 676-0993
 Address 5772 New Castle Ln., Bettendorf, IA 52722
 Email radpandit@gmail.com
3. Prepared By Company Name Davel Engineering & Environm Name Tim Wittmann
 Address 1164 Province Terrace, Menasha, WI 54952
 Phone Number (920) 560-6568 Email tim@davel.pro

Property Information

4. Property Address County Road X
5. Section 06 Township 27N Range 8E 6. Parcel Identification # (PIN) 145-2708-062-0983
7. Legal Description (attach an additional sheet if necessary) Lot 2 CSM Vol 83 PG 58 (#17401) (DOC# 17140)
8. Current Zoning District B3 - General Commercial 9. Proposed Zoning District MF - MultiFamily
10. Parcel Acreage 4.392 11. Will the Zoning Change be accompanied by a CSM or Subdivision? no
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? yes, spring 2026

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.

Signed by:	<u>Rad Pandit</u>	Rad Pandit	<u>12/9/2025</u>
Applicant	<small>BC8DA64C32C54E6..</small>		Date

Signed by:	<u>Rad Pandit</u>	Rad Pandit	<u>12/9/2025</u>
Property Titleholder	<small>BC8DA64C32C54E5</small>		Date

Signed by:	<u>Timothy Wittmann</u>	Timothy Wittmann	<u>12/9/2025</u>
Prepared By	<small>66F338A2CDD454...</small>		Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied



Zoning Change Request

**Project Narrative: Parcel 145-2708-062-0983
County Road X, Village of Kronenwetter, Marathon County, Wisconsin**

APG NWI, llc is requested their parcel 145-2708-062-0983 located on Lot 2 Certified Survey Map No. 17401 having access at both County Road X and XX be rezoned from B3 (gen business) to MF (multi-family) for a townhouse style development. The parcel is currently vacant.

The 2019 comprehensive plan may require amendment as the future land use for this parcel and the adjacent north and east parcel are mapped commercial. The adjacent properties have various land uses at this time. APG NWI, llc owns and operates the convenience store located at the corner of County Road X and XX. Residential property exists to the north, vacant lands to the adjacent east with a residential subdivision, Tower Woods, located 3,600-feet to the east. Residential property also exist to the south, opposite County Road X.

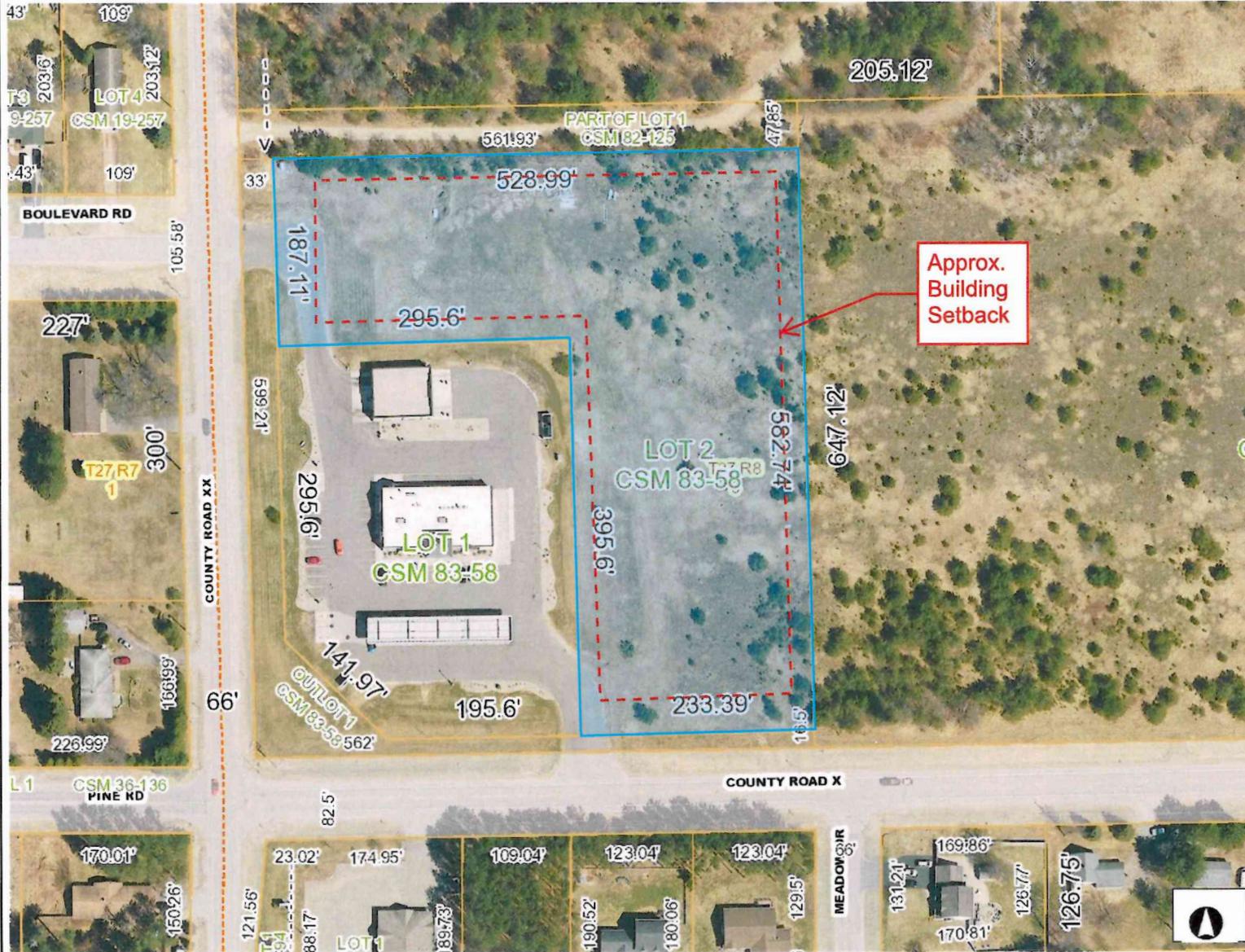
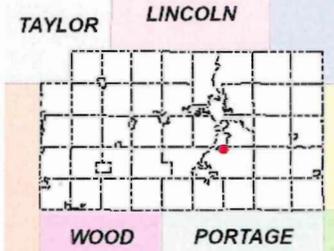
The property is adjacent to infrastructure for sewer, water, communications, and street access. Common or shared access is present on both County Road X and XX with the convenience store ingress/egress. The property is 4.39 acres with 187-feet of frontage of County Road XX and 233-feet of frontage on County Road X. There are no known environmentally sensitive areas on the parcel.

Lot Dimension & Density Requirements (Chapter 520):

Zoning District	Minimum Lot Area	Minimum Lot Width (ft) ^(a)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^(b)	Minimum Landscape Surface Ratio (LSR)
MF Multifamily Residential ^(e)	5,000 square feet/dwelling unit	100	40	40%	10% of lot area	30%

Setbacks (Chapter 520):

Zoning District	Minimum Setbacks (ft) ^(b)								Minimum Principal Building Separation (ft)	Maximum Building Height			
	Principal Residential Building including Attached Garage				Detached Accessory Building ^(a)		Hard or Gravel Surface ^(d)			Principal Building		Accessory Building	
	Front ^(a)	Street Side ^(a)	Interior Side	Rear	Interior Side ^(c)	Rear	Interior Side or Rear	Front or Street ^(a)		Feet	Floors	Feet	Floors
MF(f)	30	30	8	12	5	5	6	10	20	40	3	15	1



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

74.73 0 74.73 Feet



NAD_1983_HARN_WSCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

017401

STATE OF WISCONSIN, MARATHON COUNTY
CSM FILED VOL. 82, PAGE 58
05/23/2016 3:37:54 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

Michael J. Sydow

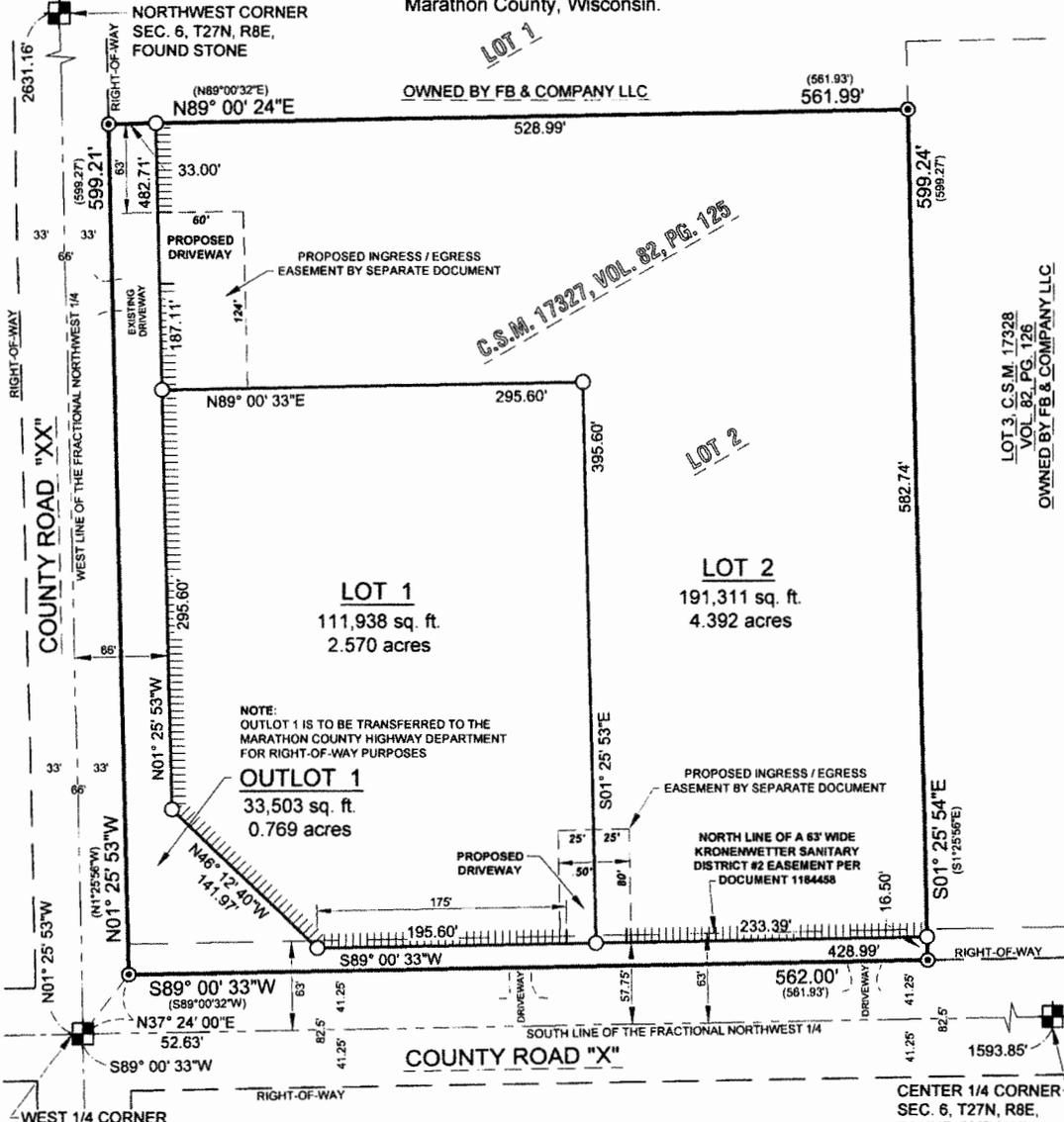
Chg 30.00



DOC# 1714094

MARATHON CO. CERTIFIED SURVEY MAP NO. 17401

Of Lot 2 of Certified Survey Map Number 17327 recorded in Volume 82 of Certified Survey Maps on Page 125 located in part of the Fractional Northwest 1/4 of Section 6, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

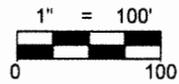


Lot 1: 145.4.2708.062.0984
Lot 2: 145.4.2708.062.0983
Outlot 1: 145.4.2708.062.0982

BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE FRAC. NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 01°25'53" WEST

LEGEND

- - 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- ⊙ - FOUND 3/4" REBAR
- () - RECORDED BEARING/LENGTH
- RESTRICTED VEHICLE ACCESS



SHEET 1 OF 3



RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

REVISION: ADDED OUTLOT NOTE 4-11-2016	
DRAWN BY M.F.L.	DATE APRIL 5, 2016
CHECKED BY K.J.W.	PROJECT NO. 2409
PREPARED FOR: DAKOTA LAND COMPANY	



DOC # 1714094

MARATHON CO. CERTIFIED SURVEY MAP NO. 17401

Of Lot 2 of Certified Survey Map Number 17327 recorded in Volume 82 of Certified Survey Maps on Page 125 located in part of the Fractional Northwest 1/4 of Section 6, Township 27 North, Range 8 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 2 of Certified Survey Map Number 17327 recorded in Volume 82 of Certified Survey Maps on Page 125 located in part of the Fractional Northwest 1/4 of Section 6, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 6; Thence North 37°24'00" East, 52.63 feet to the East right-of-way line of County Road "XX" which is the point of beginning; Thence North 01°25'53" West along said East right-of-way line, 599.21 feet to the South line of Lot 1 of Certified Survey Map Number 17327 recorded in Volume 82 of Certified Survey Maps on Page 125; Thence North 89°00'24" East along said South line, 561.99 feet to the West line of Lot 3 of Certified Survey Map Number 17328 recorded in Volume 82 of Certified Survey Maps on Page 126; Thence South 01°25'54" East along said West line, 599.24 feet to the North right-of-way line of County Road "X"; Thence South 89°00'33" West along said North line, 562.00 feet to the point of beginning.

That the above described parcel of land contains 336,752 square feet or 7.731 acres, more or less;

That said Outlot 1 as shown hereon is a substandard lot and may not be improved upon without the prior approval of the appropriate governing bodies. That said Outlot 1 can be conveyed only to the owners of adjoining lands;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 63' wide utility easement to the Kronenwetter Sanitary District #2 per Document 1184458 and a proposed 60' wide Ingress / Egress easement and a proposed 50' wide Ingress / Egress easement once easement documents are recorded;

That I have made this survey, division and map thereof at the direction of Chad Sickler, Agent 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 Marathon County and 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 11TH day of APRIL, 2016

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



SHEET 2 OF 3



RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

REVISION: ADDED OUTLOT NOTE 4-11-2016	
DRAWN BY M.F.L.	DATE APRIL 5, 2016
CHECKED BY K.J.W.	PROJECT NO. 2409
PREPARED FOR: DAKOTA LAND COMPANY	

Marathon County

Owner (s):
APG NWI LLC

Location:
S1/2 NW FRL1/4, Sect. 6, T27N, R8E

Mailing Address:
**APG NWI LLC
5772 NEW CASTLE LN
BETTENDORF, IA 52722**

School District:
4970 - DC EVEREST

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
145-2708-062-0983 145-VILLAGE OF KRONENWETTER Active

Alternate Tax Parcel Number: Government Owned: Acres:
63-062708-008-005-00-00 4.3920

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
SEC 06-27-08 PT OF S 1/2 NW FRL 1/4 - LOT 2 CSM VOL 83 PG 58 (#17401) (DOC# 1714094)

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year* Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2024	\$3,706.85	\$3,706.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	\$3,733.81	\$3,733.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	\$4,030.02	\$4,030.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$3,904.86	\$3,904.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$4,801.53	\$4,801.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$4,860.10	\$4,860.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$118.93	\$118.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$120.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$0.00

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **July 31, 2025.**

Assessments