

**PLANNING COMMISSION  
1520 & 1530 GREENWOOD (CECIL & PATTY BALLOU)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. November 20, 2023

**APPLICANT:**

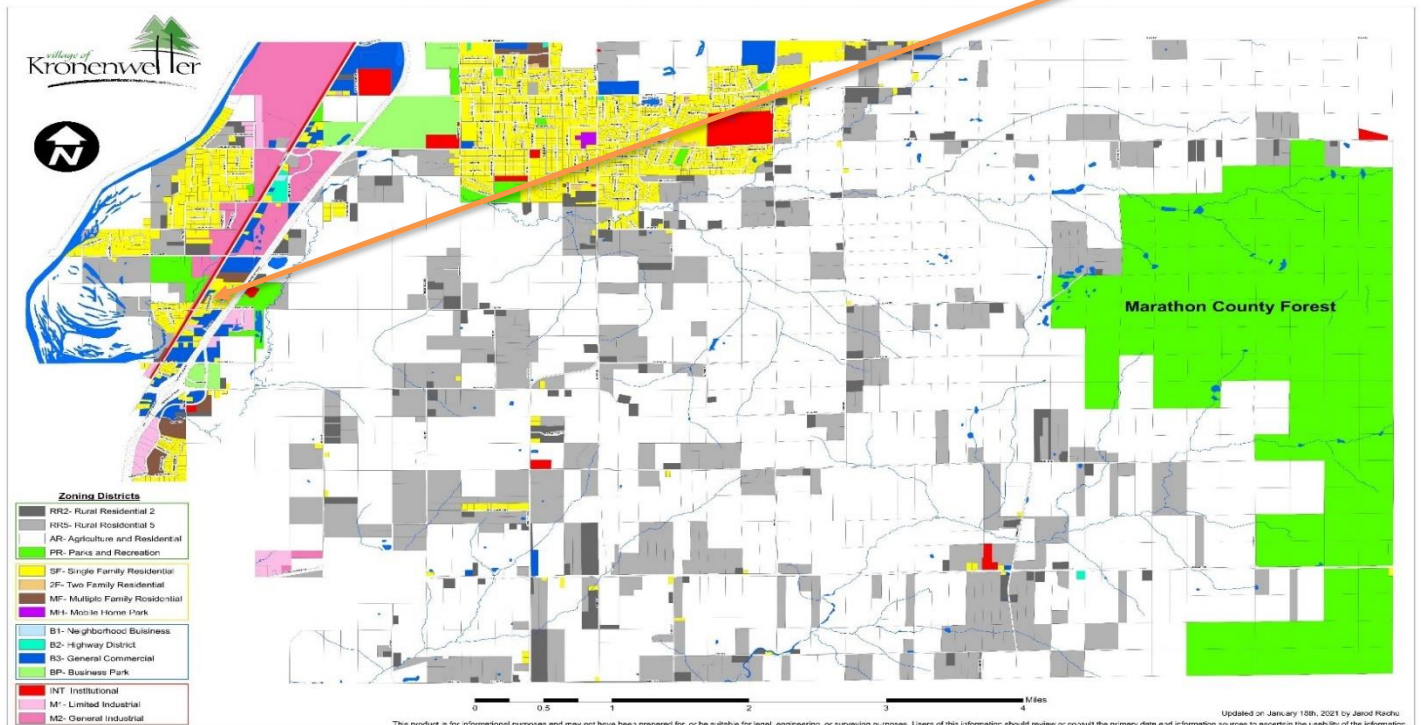
Tim Vreeland  
6103 Dawn Street  
Weston WI, 54476

**OWNER:**

Cecil & Patty Ballou  
1520 Greenwood Drive  
Kronenwetter WI, 54455

**LOCATION OF REQUEST:** 1520, 1530 Greenwood, Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



**Map 1: Location Map**  
(Source Data: Village of Kronenwetter Zoning map)

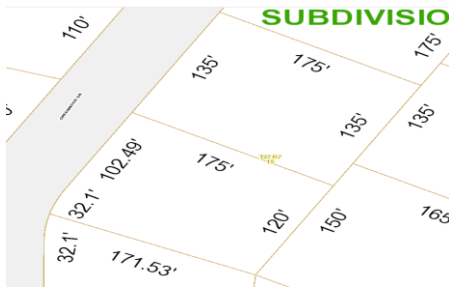
**1520 & 1530 GREENWOOD DRIVE (CECIL & PATTY BALLOU)**

**INTRODUCTION:**

The properties at 1520 & 1530 Greenwood Drive are changing a shared property line. The plan is to move the line starting on the west side to move north gradually as it moves east. Moving about 120 feet east stops. At this point the line has move about 6 to 7 feet north. The line move south 20 to 25 feet then makes about 90-degree angle going east again till it reaches the rear of the two properties. LOT 6 or 1530 Greenwood Drive will be .557 acres. LOT 7 or 1520 Greenwood Drive will be .510 Acres. The two parcels will remain Single-Family Zoning, (SF). No rezone is needed.

**LOT 6: 0.557 Acres (SF) Single-Family** (See Picture 1 of Map 5)

**LOT 7: 0.510 Acres (SF) Single-Family** (See Picture 1 of Map 5)

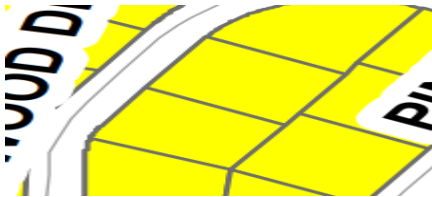


**Map 2: Aerial Photo**  
(Source Data: Marathon County GIS)

**Zoning Districts**

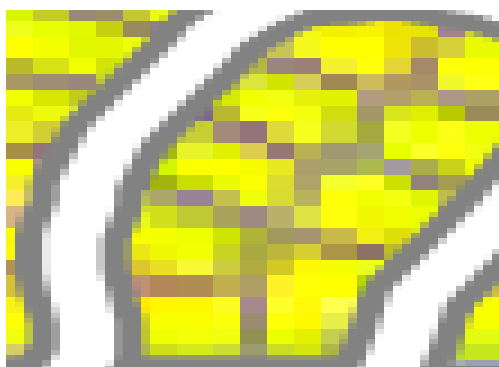
	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Buisness
	B2- Highway District
	B3- General Commercial
	BP-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

**CURRENT ZONING MAP:**



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

**FUTURE LAND USE:**



	Agriculture / Rural Residential
	Commercial
	County Forest
	Governmental / Institutional
	Industrial
	Industrial / Commercial
	Residential
	Water

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

**1520 & 1530 GREENWOOD DRIVE (CECIL & PATTY BALLOU)**

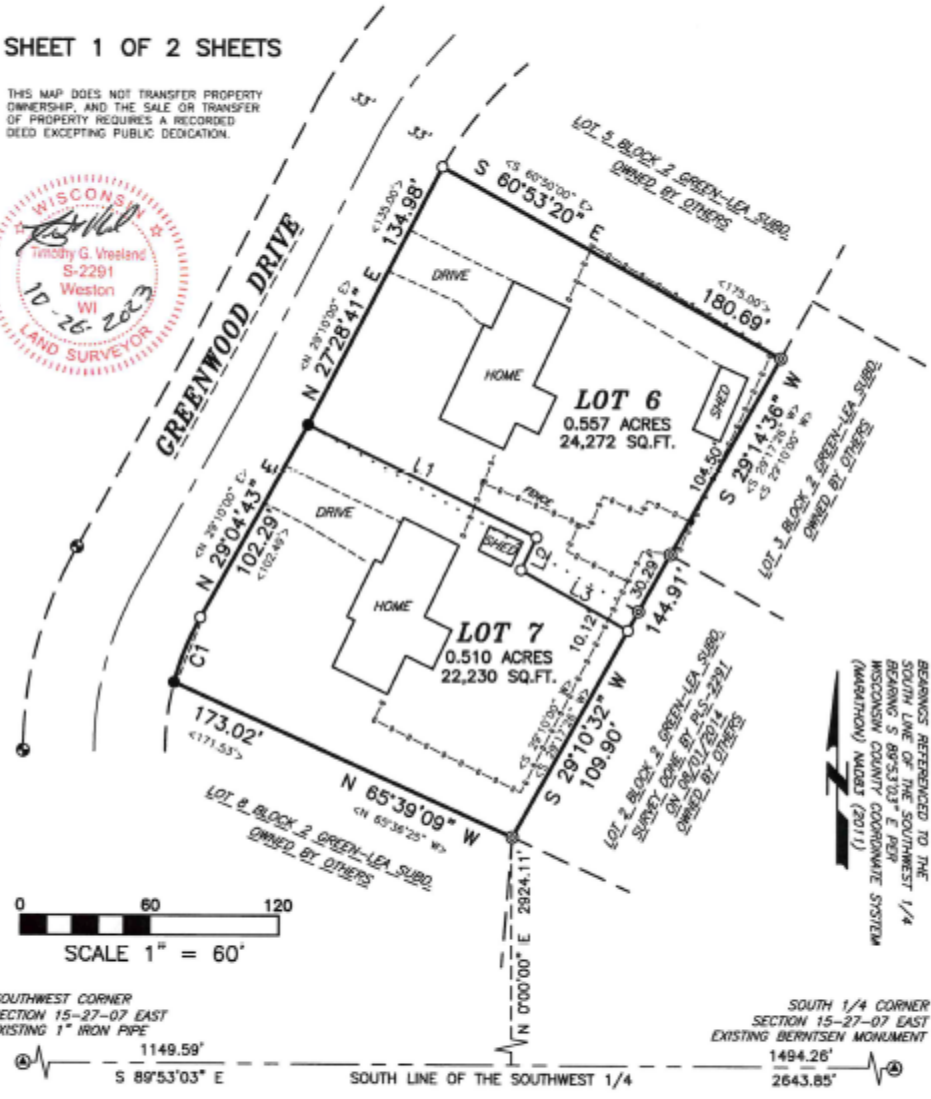
# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_

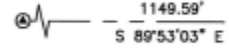
ALL OF LOTS 6 & 7 OF BLOCK 2 OF GREEN-LEA SUBDIVISION LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS

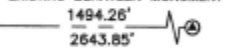
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.



SOUTHWEST CORNER SECTION 15-27-07 EAST EXISTING 1" IRON PIPE



SOUTH 1/4 CORNER SECTION 15-27-07 EAST EXISTING BERTINSEN MONUMENT



- L1 = S 64°09'11" E 118.56'
- L2 = S 25°27'36" W 16.79'
- L3 = S 60°55'08" E 57.08'

Curve #	Arc Length	Radius	Central Angle	Chord Direction	Chord Length
C5	32.28'	128.18'	14°39'20"	S 22°08'19" W	32.19'
<C5>			<14°35'00">	<S 21°52'30" W>	<32.02'>

- LEGEND**
- ⊕ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
  - ⊙ = 2.375" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
  - = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
  - = 1.25" IRON PIPE FOUND IN PLACE
  - ⊗ = 1.50" IRON PIPE FOUND IN PLACE
  - < > = PREVIOUSLY RECORDED AS
  - +--- = FENCE LINE

1520 & 1530 GREENWOOD DRIVE (CECIL & PATTY BALLOU)

## CERTIFIED SURVEY MAP

ALL OF LOTS 6 & 7 OF BLOCK 2 OF GREEN-LEA SUBDIVISION LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0847 tim@vreelandassociates.us
PREPARED FOR: <b>PATTY BALLOU</b> & <b>ZACH MCALLISTER</b>
FILE #: 23-0461 BALLOU
DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: DALTON L. ZEINERT

SHEET 2 OF 2 SHEETS

### SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF PATTY BALLOU AND ZACH MCALLISTER, I SURVEYED, MAPPED AND DIVIDED ALL OF LOTS 6 & 7 OF BLOCK 2 OF GREEN-LEA SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 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.



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 26TH DAY OF OCTOBER, 2023  
SURVEY PERFORMED OCTOBER 6TH, 2023

### VILLAGE BOARD AUTHORIZATION

I, THE ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER, HEREBY APPROVE THE RELOCATION OF COMMON BOUNDARY AS INDICATED ON THE DEED PURSUANT TO THE POWER'S GRANTED TO ME BY THE VILLAGE'S SUBDIVISION ORDINANCE. THIS CERTIFIED SURVEY MAP DOES NOT REQUIRE APPROVAL OF THE VILLAGE OF KRONENWETTER PLANNING COMMISSION AS NO DIVISION OF LAND IS OCCURRING.

PETER WAGNER, ZONING ADMINISTRATOR

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

**VILLAGE OF KRONENWETTER PLANNING COMMISSION**  
**NOVEMBER 20, 2023**

**1520 & 1530 GREENWOOD (CECIL & PATTY BALLOU)**  
**CSM REQUEST**

### RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

**1520 & 1530 GREENWOOD DRIVE (CECIL & PATTY BALLOU)**