

**PLANNING COMMISSION**  
**1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)**  
**CSM AND ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

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

**APPLICANT:**

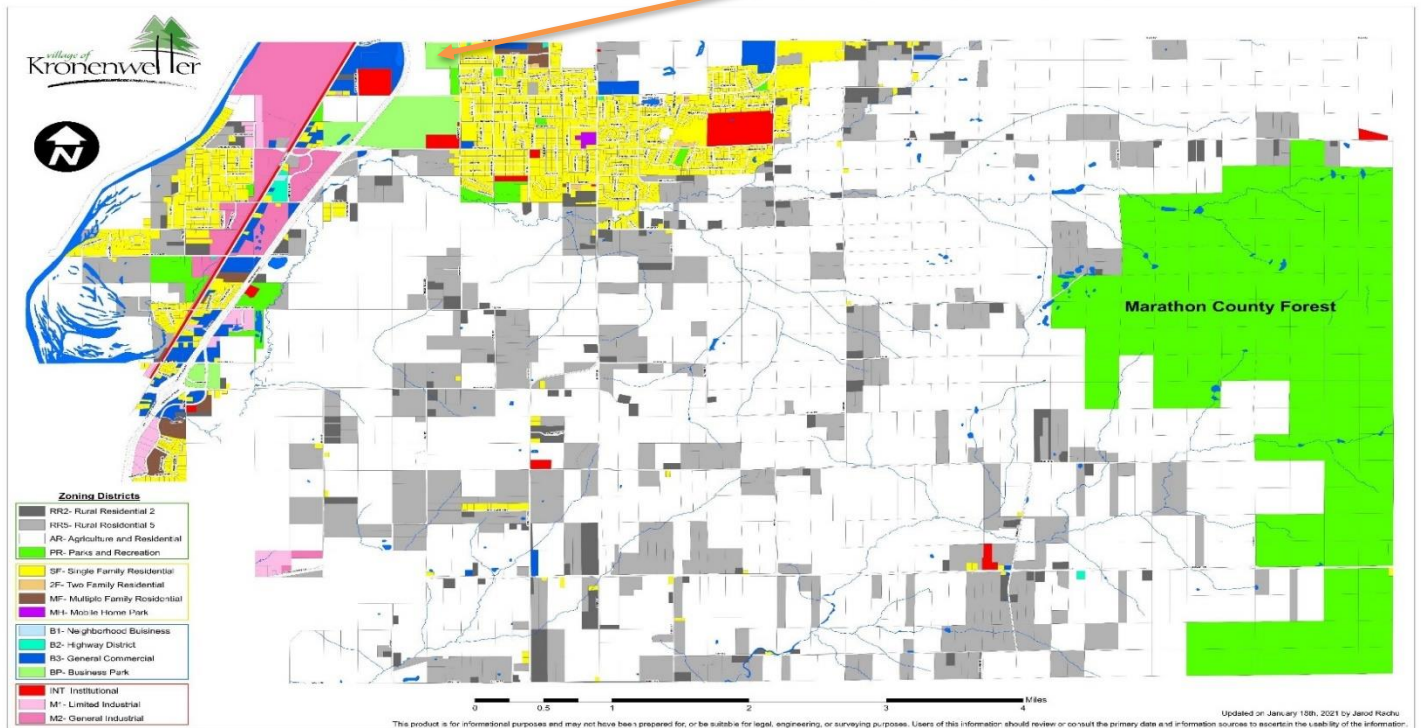
Alliance Holdings, LLC  
10805 Business Highway 51,  
Rothschild, WI 54474

**OWNER:**

Alliance Holdings, LLC  
10805 Business Highway 51,  
Rothschild, WI 54474

**LOCATION OF REQUEST:** 1619, 1671, & 1693 County Road XX & 2409 Tower Road, Kronenwetter, WI 54455. (See Map 1)

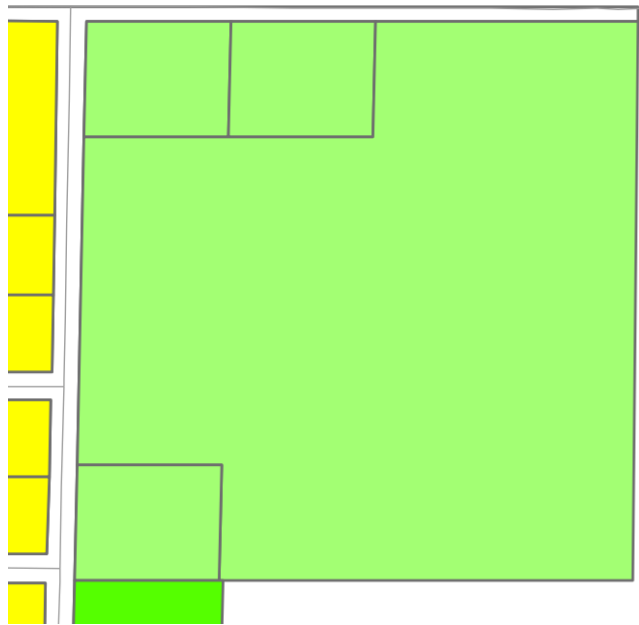
**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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



**CURRENT ZONING MAP:**



**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 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)



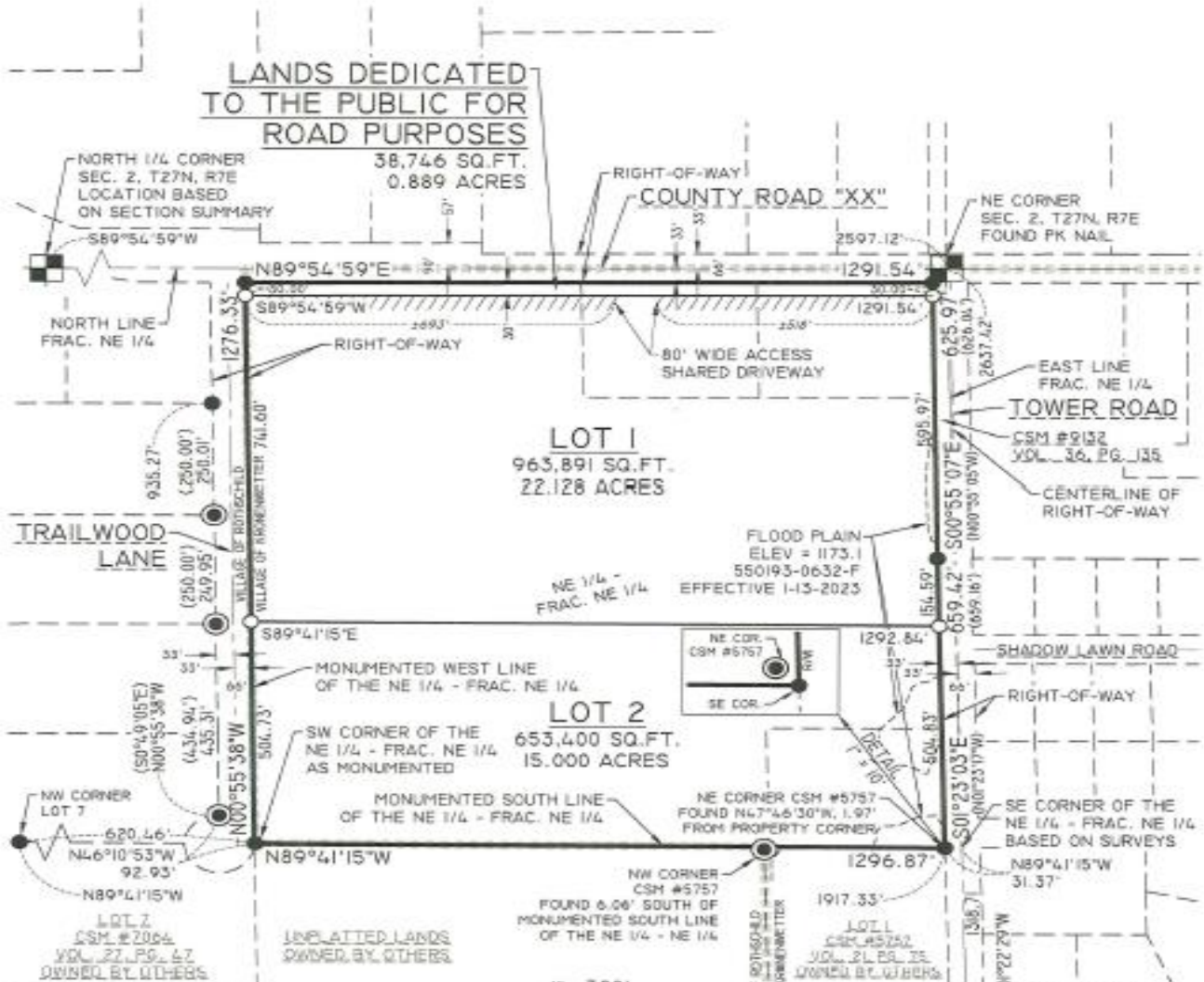
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
 (715) 675-9784

# MARATHON COUNTY CERTIFIED SURVEY MAP

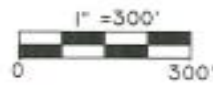
MAP NO. \_\_\_\_\_

PREPARED FOR: ALLIANCE HOLDINGS, LLC  
 LANDOWNER: ALLIANCE HOLDINGS, LLC

OF PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



- NOTES:**
1. FIELD SURVEY WAS COMPLETED ON 10-16-2023.
  2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 01°22'29" WEST.
  3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
  4. PARCEL IS VACANT AT THE TIME OF THE SURVEY.



LEGEND	
●	- 3/4 IN. IRON BAR FOUND
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET
-----	- MUNICIPALITY BOUNDARY
////	- RESTRICTED ACCESS
(126°)	- RECORDED BEARING/LENGTH
120.00'	- MEASURED BEARING/LENGTH



DRAWING FILE: G:\10400-10499\10453 - Alliance Property Schuelte\Drawing\Survey\10453 CSM.dwg

1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)



**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 30TH AVENUE, WAUSAU, WI 54401  
(715) 673-9784

# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: ALLIANCE HOLDINGS, LLC

LANDOWNER: ALLIANCE HOLDINGS, LLC

OF PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 01°22'29" WEST, COINCIDENT WITH THE EAST LINE OF SAID FRACTIONAL NORTHEAST 1/4, 1318.71 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4; THENCE NORTH 89°41'15" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AS MONUMENTED, 31.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°41'15" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AS MONUMENTED, 1296.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE EAST RIGHT-OF-WAY LINE OF TRAILWOOD LANE; THENCE NORTH 00°55'38" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF TRAILWOOD LANE, 1276.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD "XX"; THENCE NORTH 89°54'59" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD "XX", 1291.54 FEET TO SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°55'07" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 625.97 FEET; THENCE SOUTH 01°23'03" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 659.42 FEET TO SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,656,037 SQUARE FEET, 38.017 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF ALLIANCE HOLDINGS, LLC, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 256.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-7, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 31<sup>ST</sup> DAY OF OCTOBER 2023

REI  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852



VILLAGE OF KRONENWETTER  
APPROVED FOR RECORDING UNDER THE  
TERMS OF THE VILLAGE OF KRONENWETTER  
LAND DIVISION ORDINANCE.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

MARATHON COUNTY  
THE DEDICATION SHOWN ON THIS CERTIFIED  
SURVEY MAP IS HEREBY ACCEPTED AND  
APPROVED FOR RECORDING.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
 (715) 835-9784

**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

PREPARED FOR: ALLIANCE HOLDINGS, LLC  
 LANDOWNER: ALLIANCE HOLDINGS, LLC

OF PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



**LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION**  
 ALLIANCE HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED FOR USE AS THE RIGHT-OF-WAY OF COUNTY ROAD "XX" AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID ALLIANCE HOLDINGS, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY \_\_\_\_\_, MEMBER

AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

IN THE PRESENCE OF: ALLIANCE HOLDINGS, LLC.

\_\_\_\_\_, MEMBER

STATE OF WISCONSIN)  
 SS  
 MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

THE ABOVE NAMED \_\_\_\_\_, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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

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

**1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)**  
**CSM REQUEST**

**RECOMMENDED MOTION**

RECOMMENDED ACTION: Staff recommends approve as submitted.

**1619, 1671, & 1693 COUNTY ROAD XX & 2409 TOWER ROAD (ALLIANCE HOLDING, LLC)**