

**PLANNING COMMISSION
PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

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

APPLICANT:

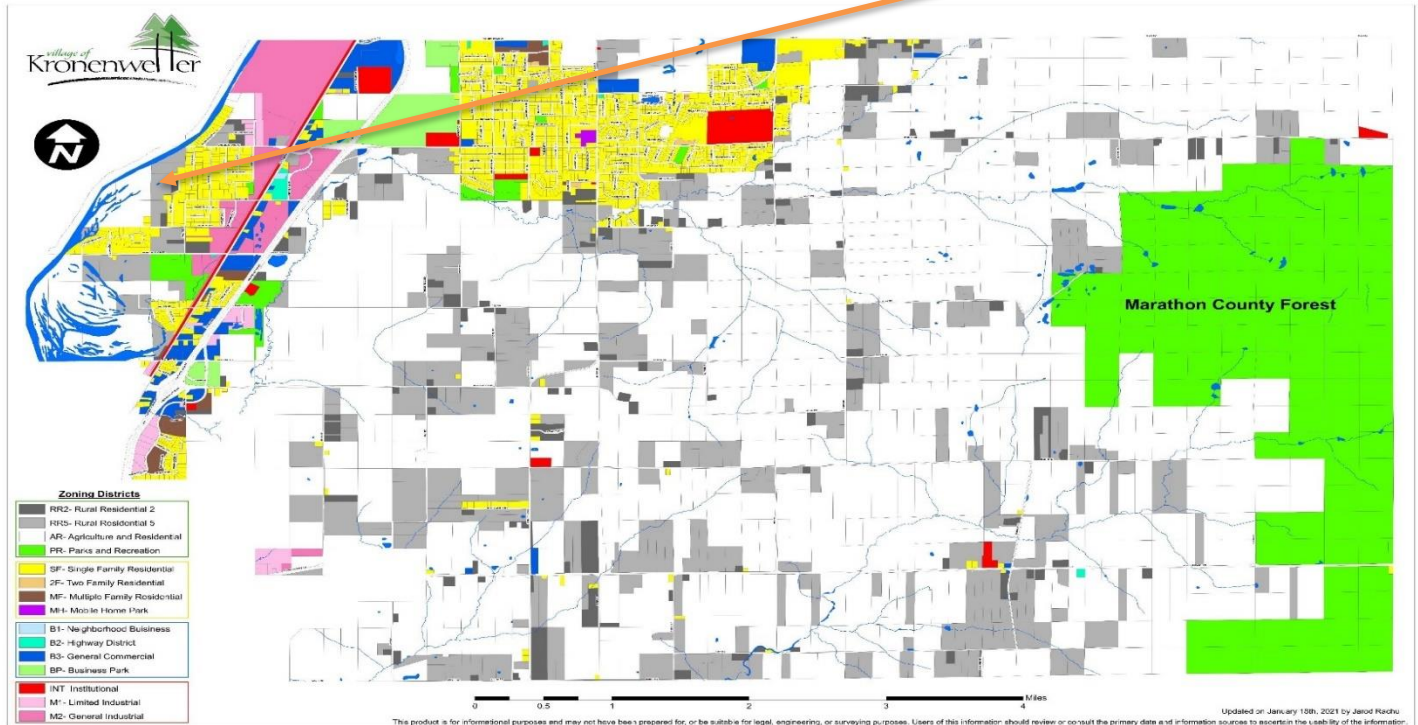
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Jerome Baars
1825 Helke Road
Kronenwetter WI, 54455

LOCATION OF REQUEST: 145-2707-095-0976, Sunny CT Kronenwetter, WI 54455, (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

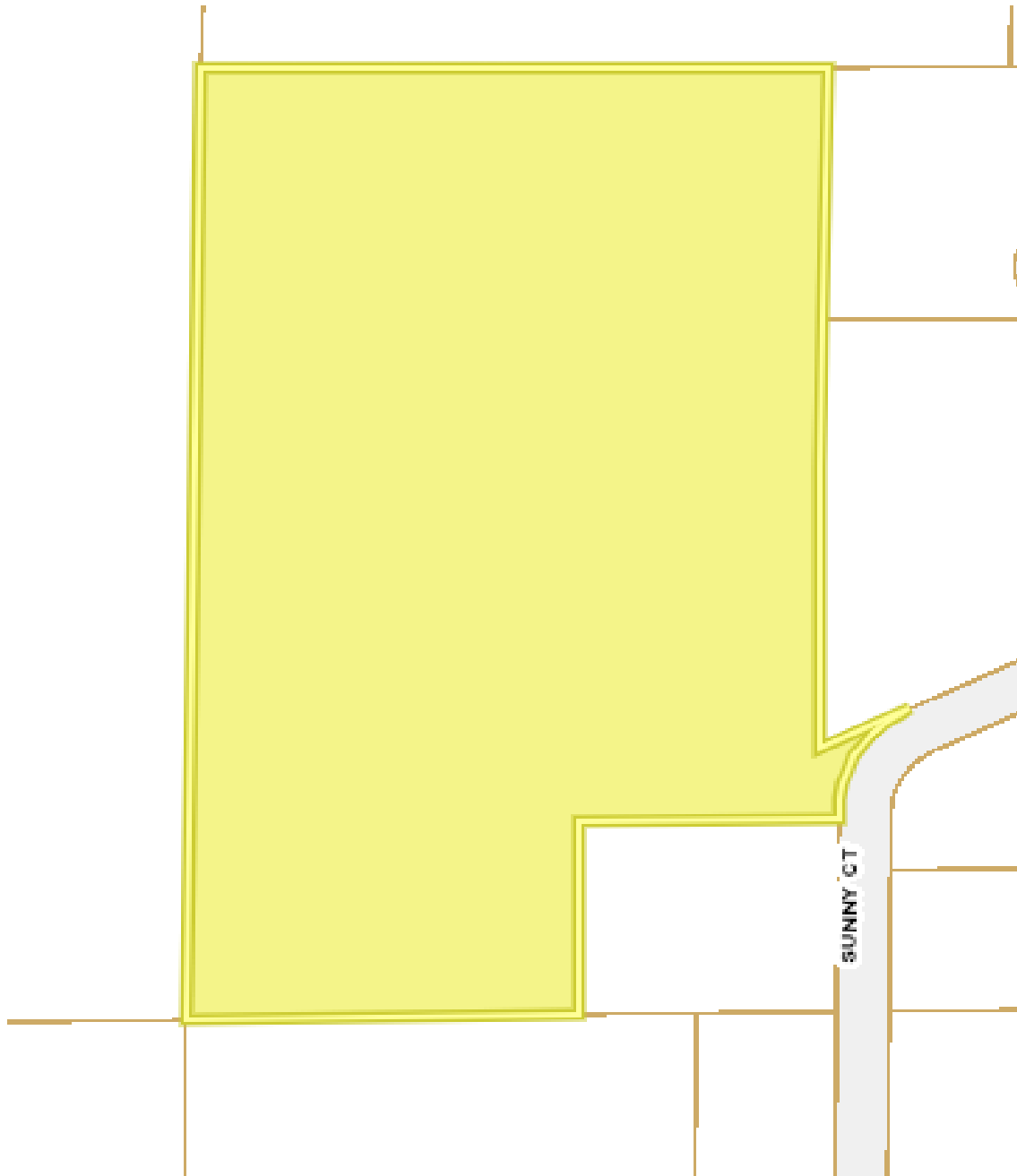
PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)

INTRODUCTION:

The parcel 145-2707-095-0976 is 22.321 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into two parcels one being OUTLOT 1 and LOT 1. The northern part of the parcel will be 6.334 acres being labeled OUTLOT 1. The rest of the parcel will be LOT 1 to the south and will be 15.987 Acres. The two new parcels will remain Rural Residential 5, (RR5). No rezone is needed.

OUTLOT 1: 6.334 Acres (RR5) Rural Residential 5 (See Picture 1 of Map 5)

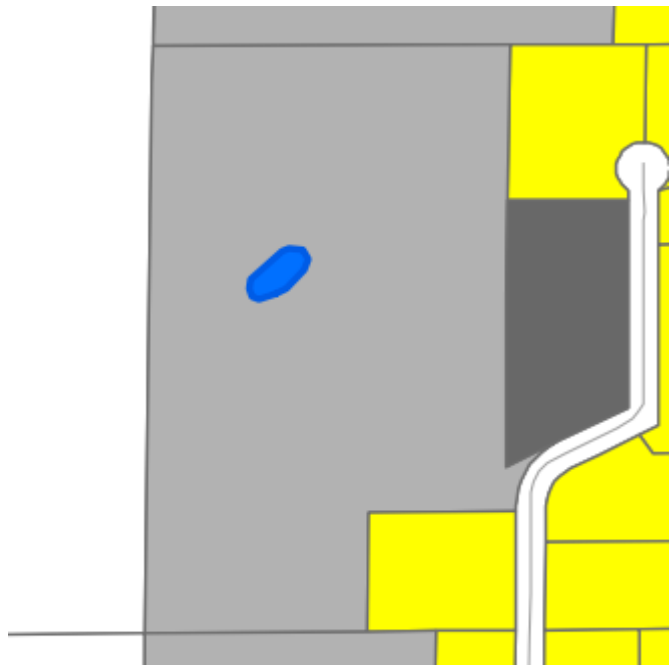
LOT 1: 15.987 Acres (RR5) Rural Residential 5 (See Picture 1 of Map 5)



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

PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)

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 Buisness
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

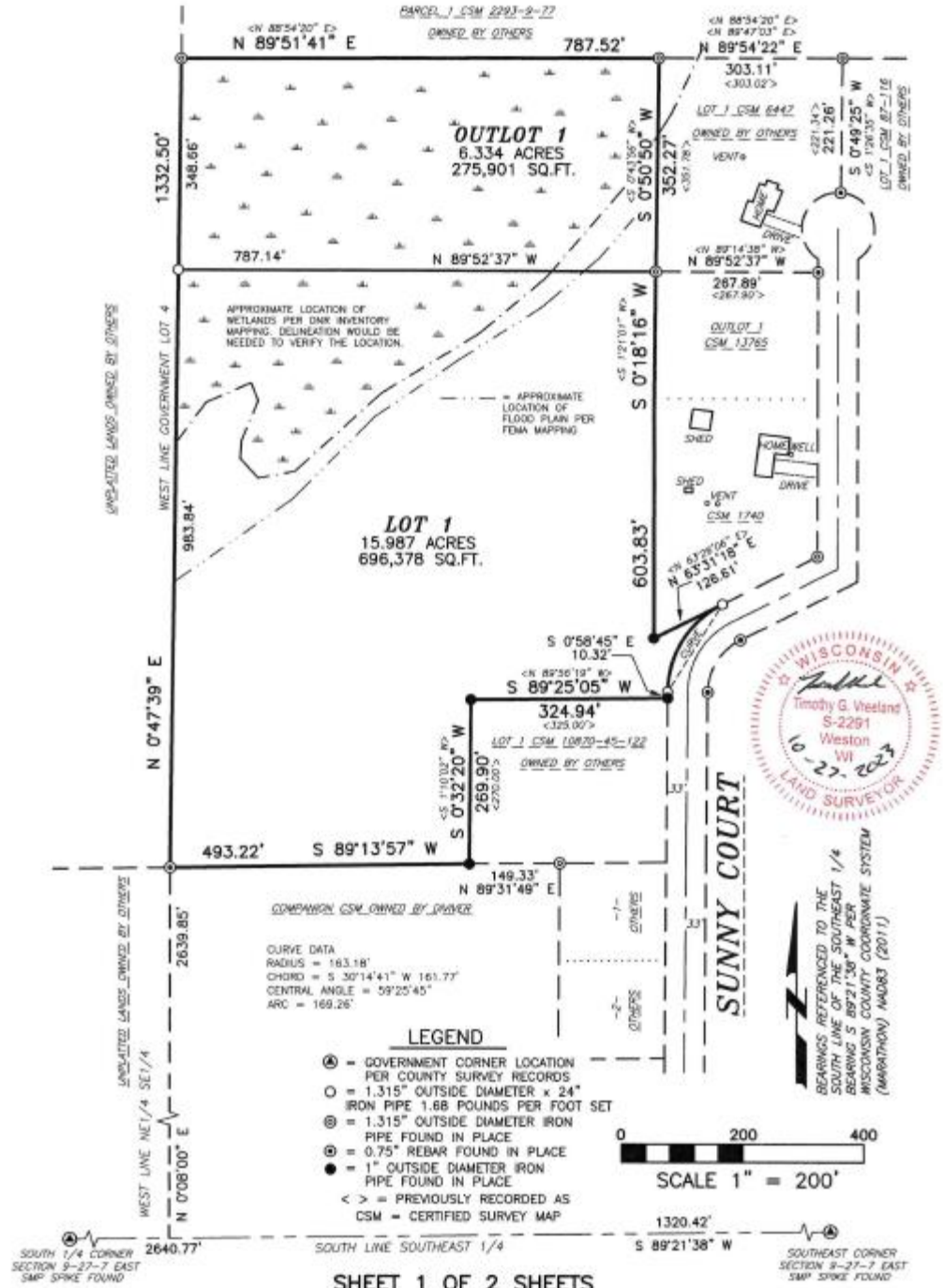
Map 4: Future Land Use Map
 (Source Data: Village of Kronenwetter Future Land Map)

PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE GOVERNMENT LOT 4 OF SECTION 9,
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF
KRONENWETTER, MARATHON COUNTY, WISCONSIN.



PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)

CERTIFIED SURVEY MAP

PART OF THE GOVERNMENT LOT 4 OF SECTION 9,
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us	
PREPARED FOR:	RANDY BAARS
FILE #:	22-0399 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RANDY BAARS, I SURVEYED, MAPPED AND DIVIDED THAT PART OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE S 89°21'38" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 1320.42 FEET; THENCE N 0°08'00" E 2639.85 FEET TO THE POINT OF BEGINNING; THENCE N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 1332.50 FEET; THENCE N 89°51'41" E ALONG THE SOUTH LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 2293 787.52 FEET; THENCE S 0°50'50" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6447 352.27 FEET; THENCE S 0°18'16" W ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 13765 AND 1740 603.83 FEET; THENCE N 63°31'18" E ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 1740 126.61 FEET; THENCE 169.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 163.18 FEET, WHOSE CENTRAL ANGLE IS 59°25'45" AND WHOSE CHORD BEARS S 30°14'41" W 161.77 FEET; THENCE S 89°25'05" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 10870 324.94 FEET; THENCE S 0°32'20" W ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 10870 269.90 FEET; THENCE S 89°13'57" W 493.22 FEET TO THE POINT OF BEGINNING. 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 THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 27TH DAY OF OCTOBER, 2023
SURVEY PERFORMED OCTOBER 11TH, 2022

TIMOTHY G. VREELAND P.L.S. 2291

VILLAGE BOARD AUTHORIZATION
I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON _____ DAY OF _____, 2023.

COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

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

VILLAGE OF KRONENWETTER PLANNING COMMISSION
NOVEMBER 20, 2023

PARCEL # (145-2707-095-0976) SUNNY CT ROAD BAARS 5
CSM REQUEST

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

PARCEL # 145-2707-095-0976 SUNNY CT (BAARS 5)