

**PARCEL # 145-2707-022-0959 (WAUSAU HOMES INC.)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. September 16, 2024

APPLICANT:

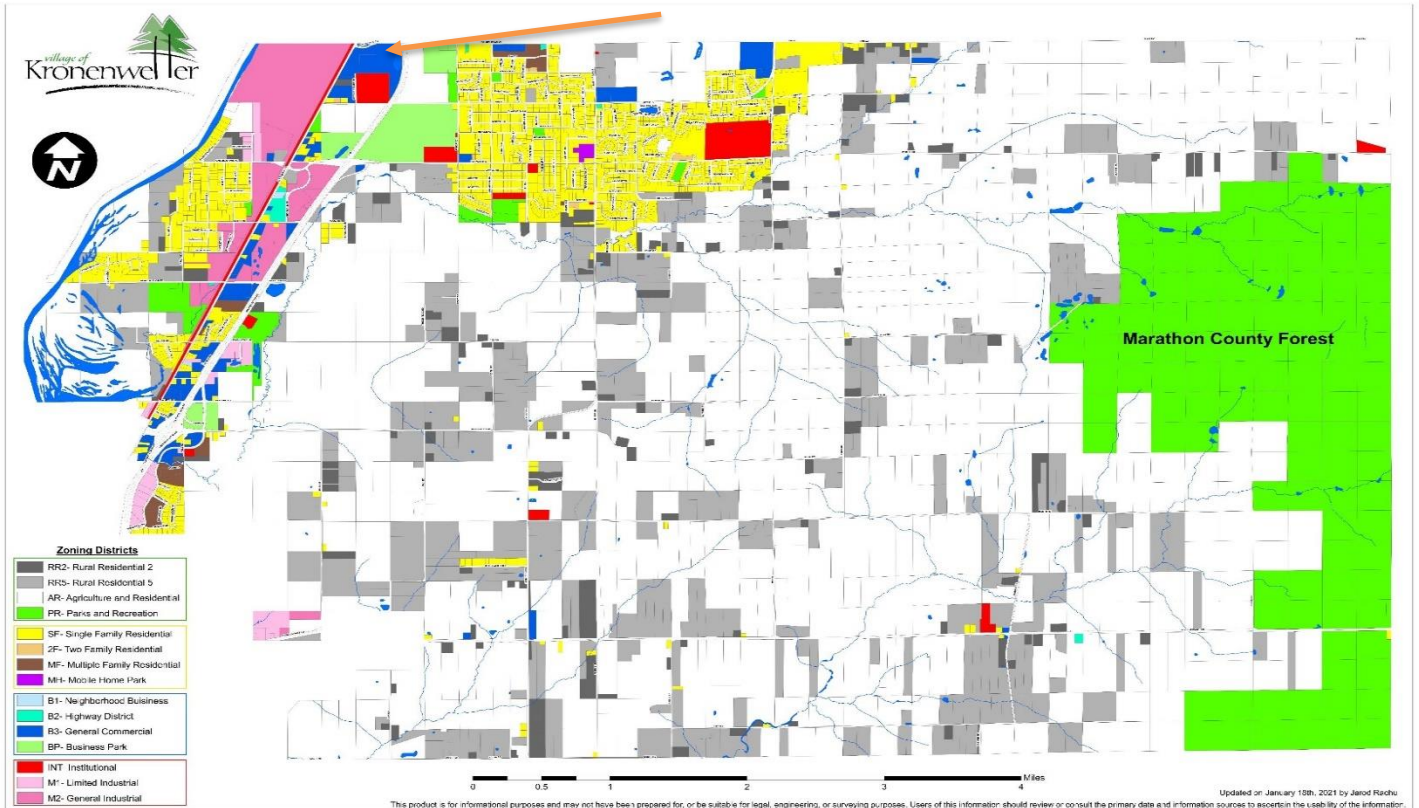
Wausau Homes, Inc.
10805 Business Highway 51
Rothschild, WI 54474

OWNER:

Wisconsin Public Service Corp.
1700 Sherman Street
Wausau, WI 54401

LOCATION OF REQUEST: 1475 Village Way Drive, Kronenwetter, WI 54455 (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



Map 1: Location Map
(Source Data: Marathon Co. GIS)



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 678-0784

MARATHON COUNTY CERTIFIED SURVEY MAP

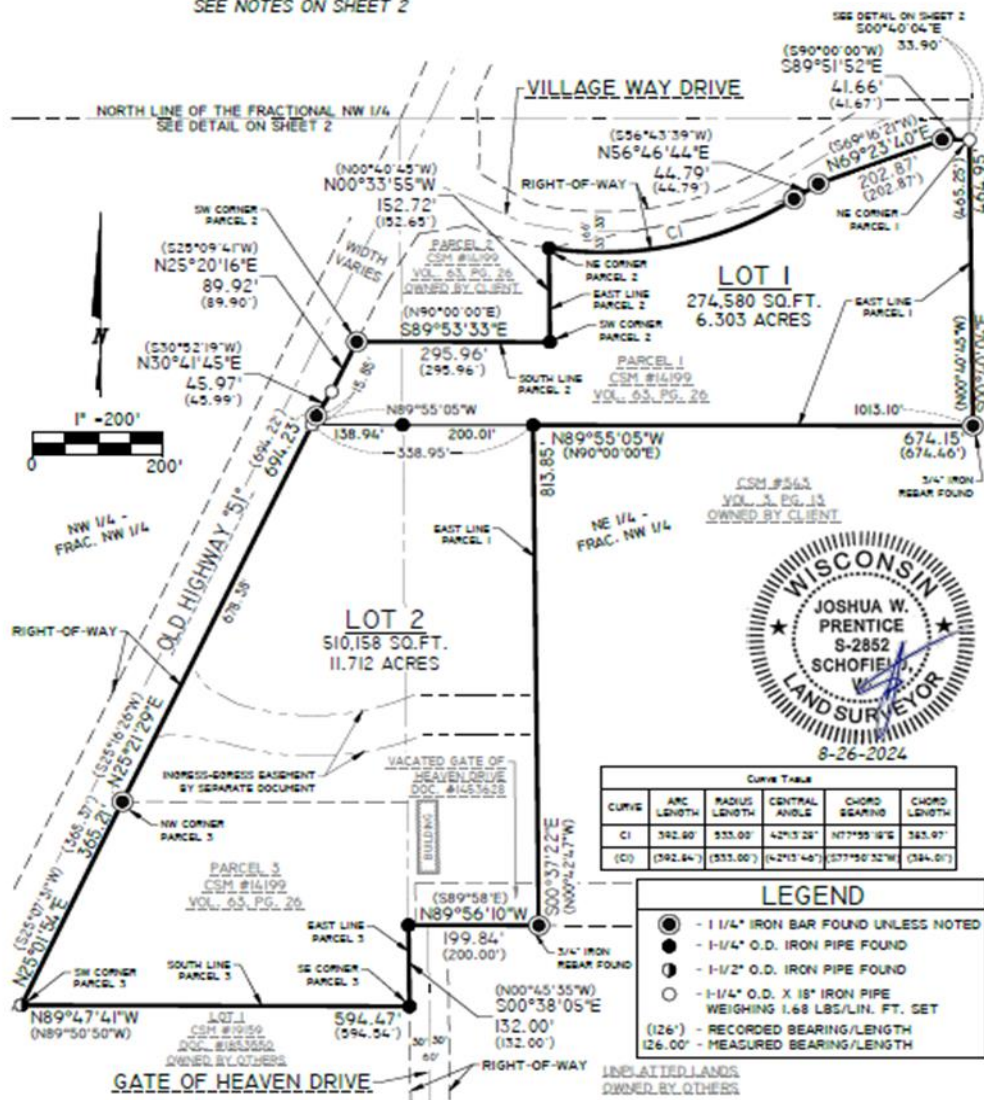
MAP NO. _____

PREPARED FOR: WAUSAU HOMES INC.

LANDOWNER: WISCONSIN PUBLIC SERVICE CORPORATION

PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND ALL OF PARCEL 1 AND PARCEL 3 OF CERTIFIED SURVEY MAP NUMBER 14199, RECORDED IN VOLUME 63, ON PAGE 26, AS DOCUMENT NUMBER 1434703, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SEE NOTES ON SHEET 2



DRAWING FILE: P:\5100-0199\0192 Wausau Homes\dwg\Survey\0192B CSM.dwg

SHEET 1 OF 3



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 875-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WAUSAU HOMES INC.

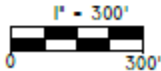
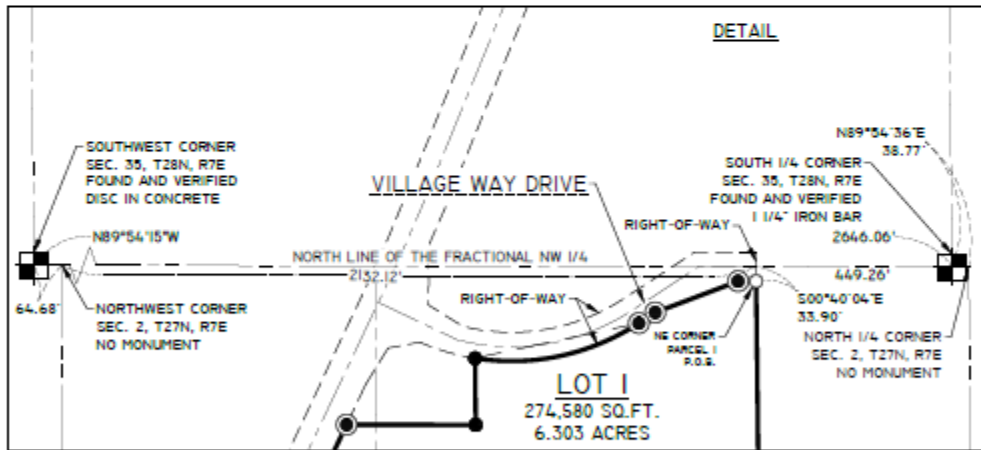
LANDOWNER: WISCONSIN PUBLIC SERVICE CORPORATION

PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND ALL OF PARCEL 1 AND PARCEL 3 OF CERTIFIED SURVEY MAP NUMBER 14199, RECORDED IN VOLUME 63, ON PAGE 26, AS DOCUMENT NUMBER 1434703, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



NOTES:

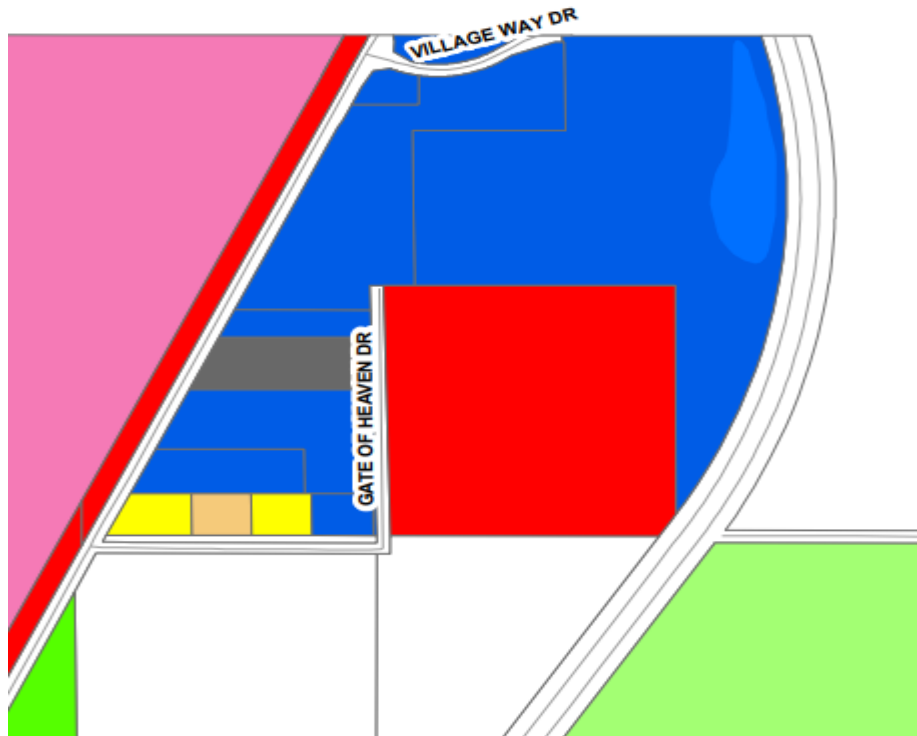
1. FIELD SURVEY WAS COMPLETED ON 07-30-2024.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°54'15" WEST.
4. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.


















LEGEND	
●	- 1 1/4" IRON BAR FOUND UNLESS NOTED
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 1/8 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
126.00°	- MEASURED BEARING/LENGTH



**Current Zoning SF (Single Family Residential)
(Source Data: Village of Kronenwetter)**

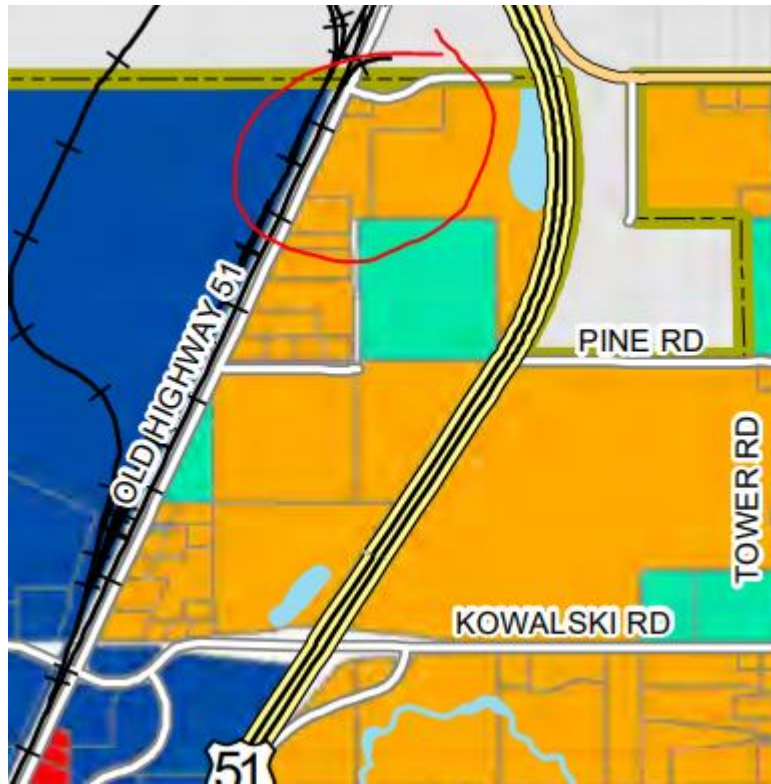


Zoning Districts

	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

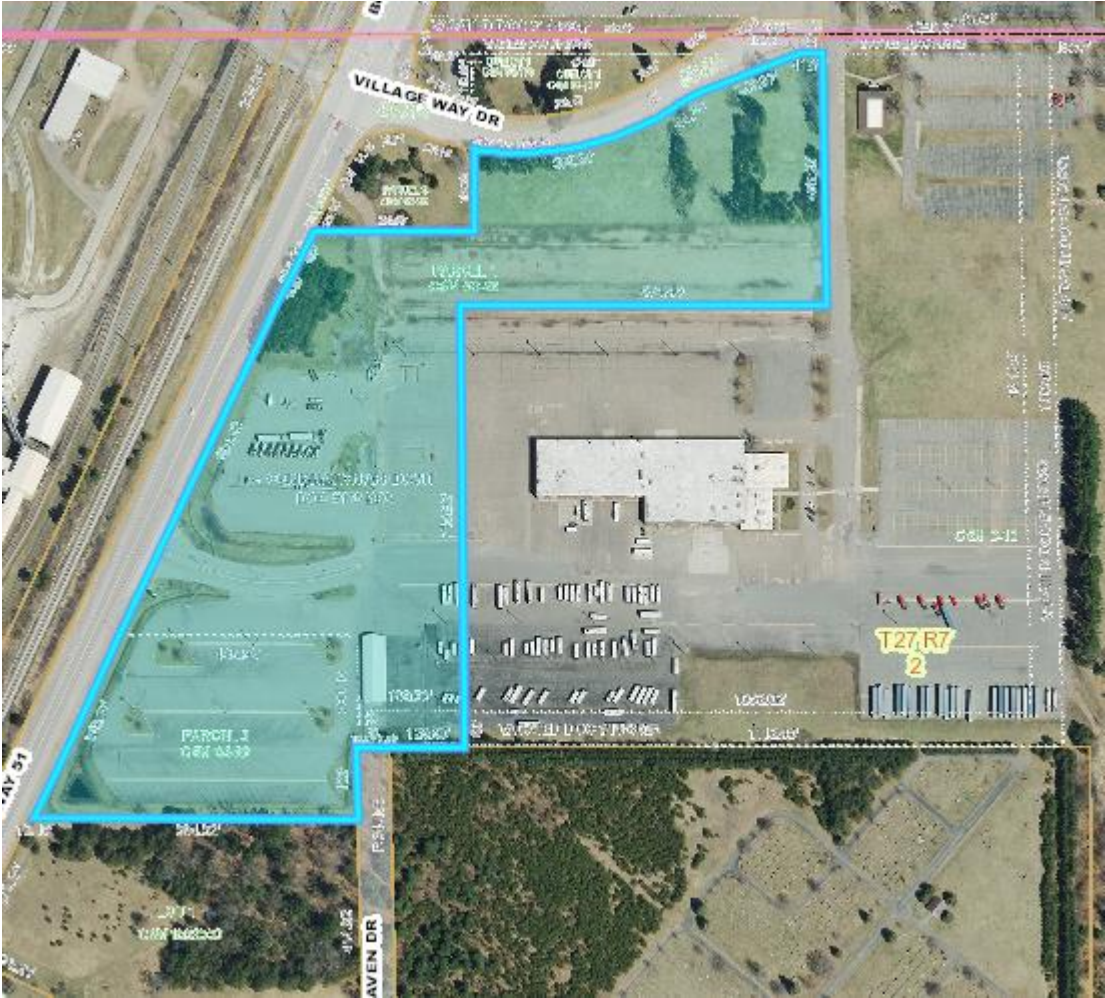
**Comprehensive Plan
Future Land Use Map:**

(Source data: Village of Kronenwetter)



- | | |
|---------------------------------|------------------------------|
| Parcels | Governmental / Institutional |
| Agriculture / Rural Residential | Industrial |
| Commercial | Industrial / Commercial |
| County Forest | Residential |
| | Water |

2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)



RECOMMENDED MOTION:

To approve the CSM as proposed.