

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. September 18, 2023

APPLICANT:

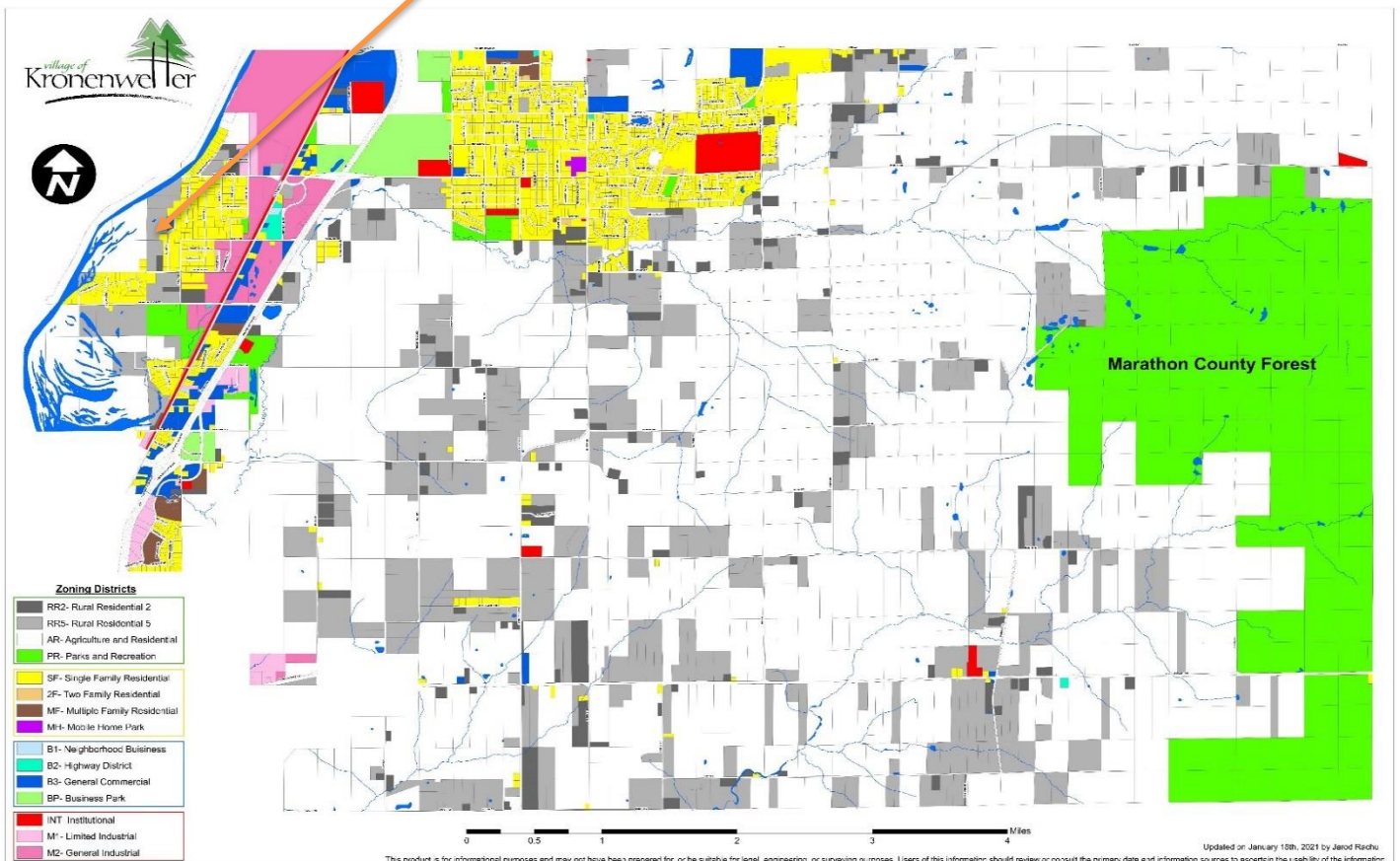
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Jerome Baars
1825 Helke Road
Kronenwetter WI, 54455

LOCATION OF REQUEST: 145-2707-094-0981 Wianecki Road NE1/4 SE1/4, Sect. 9, T27N, R7E (See Map 1) **PARCEL**

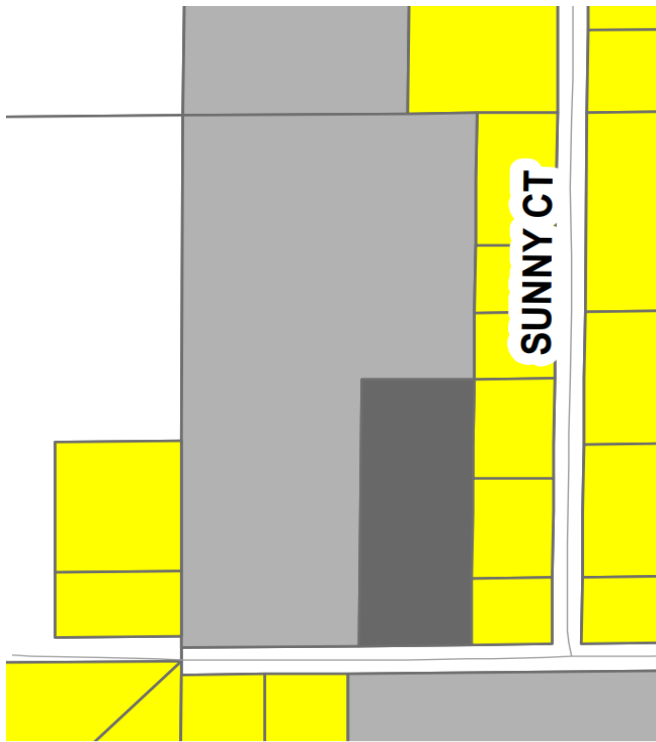
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS

CURRENT ZONING MAP:

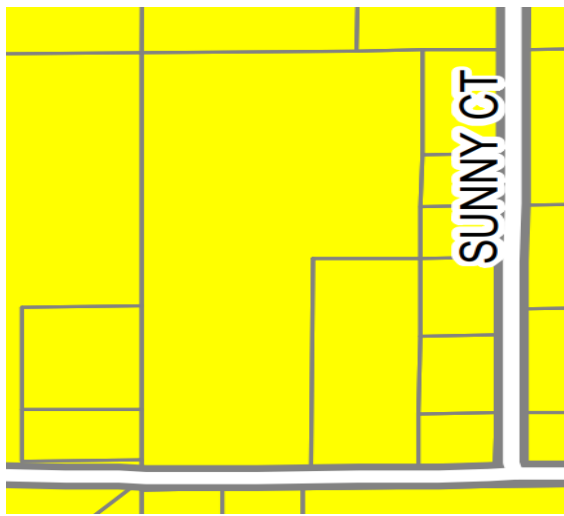


Zoning Districts

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: Aerial Photo
 (Source Data: Village of Kronenwetter Zoning Map)

**COMPREHENSIVE PLAN
 FUTURE LAND USE:**



ZONING DISTRICTS

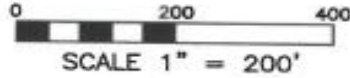
Agriculture / Rural Residential
Commercial
County Forest
Governmental / Institutional
Industrial
Industrial / Commercial
Residential
Water

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

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE
7 EAST, VILLAGE OF KRONENWETTER, MARATHON
COUNTY, WISCONSIN.



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 0.75" REBAR FOUND IN PLACE
- ⊙ = 2.375" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ▲ = MAG SPIKE SET
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 BEARING S 89°21'38" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NA8203 (2011)



SOUTH 1/4 CORNER SECTION 9-27-7 EAST SMP SPIKE FOUND

SHEET 1 OF 2 SHEETS

SOUTHEAST CORNER SECTION 9-27-7 EAST SMP SPIKE FOUND

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI. 54478 PH (715) 241-0947 tgm@vreelandassociates.us	
PREPARED FOR:	RANDY BAARS
FILE #:	22-0389 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 2 OF 2 SHEETS

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 THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 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°08'18" E 1353.56 FEET TO THE POINT OF BEGINNING; THENCE N 0°07'42" E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 806.02 FEET; THENCE N 89°37'54" E 394.18 FEET; THENCE S 0°31'40" W ALONG THE WEST LINE OF LOT 1 CERTIFIED SURVEY MAP NUMBER 3412 804.35 FEET TO THE NORTH LINE OF WIANECKI ROAD; THENCE S 89°22'31" W ALONG THE NORTH LINE OF WIANECKI ROAD 388.58 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 29TH DAY OF AUGUST, 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: Location Map

(Source Data CSM)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION
SEPTEMBER 18, 2023
PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS
CSM REQUEST**

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.