

VILLAGE OF KRONENWETTER PLANNING COMMISSION  
SEPTEMBER 18, 2023

825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)  
CSM REQUEST

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/  
MEETINGS:**

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

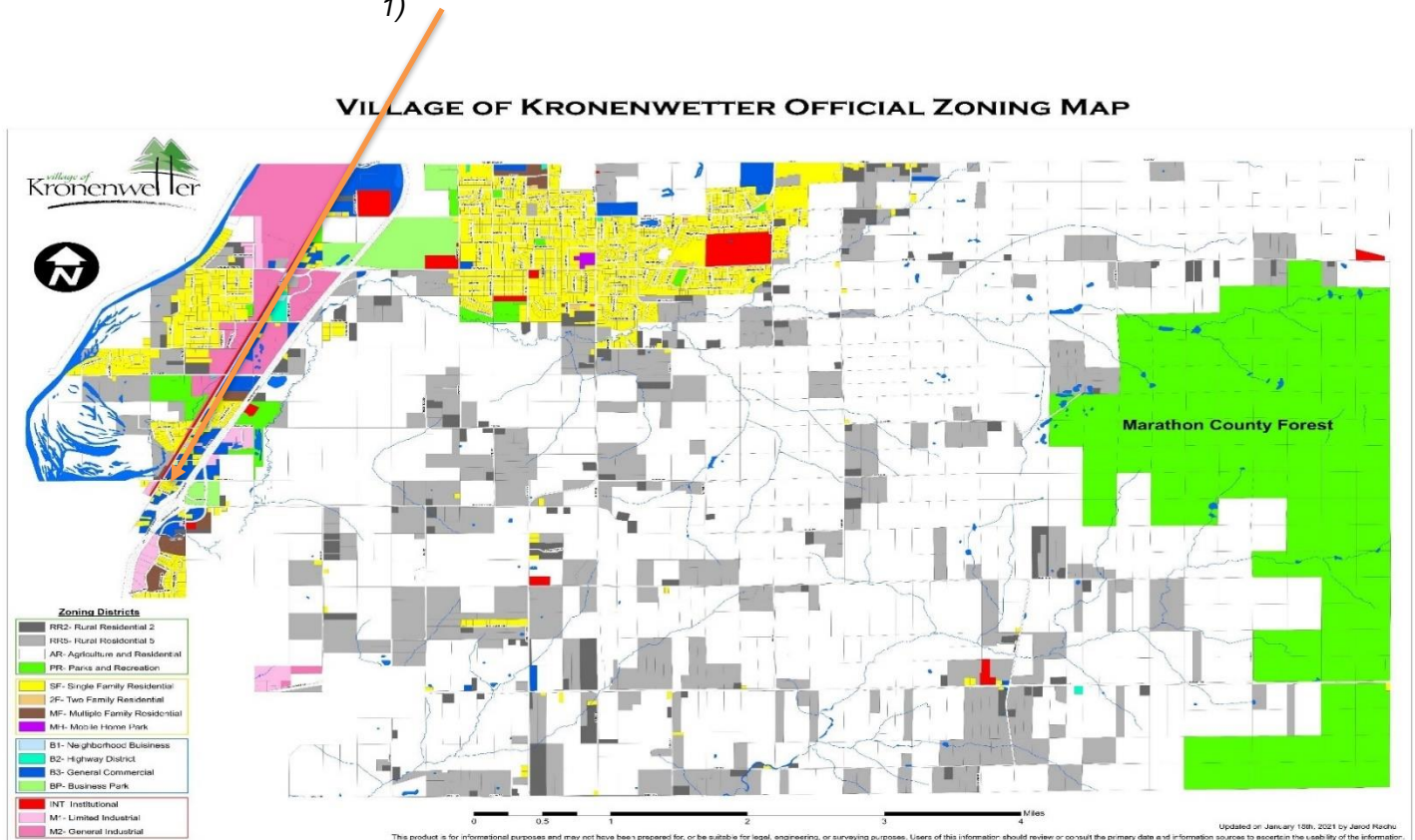
**APPLICANT:**

Keith Walkowski  
5310 Willow Street  
Weston, WI 54476

**OWNER:**

A&D Contractors LLC  
P.O. Box 557,  
Weston, WI 54476

**LOCATION OF REQUEST:** 825 E Flanner & 1271 Jamroz Lane, Kronenwetter, WI 54455, (See Map 1)



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

**825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)**

**INTRODUCTION:**

The parcels # 145-2707-211-0986 address 825 E Flanner is 0.88 acres Single-Family (SF). The parcel # 145-2707-211-0985 address 1271 Jamroz Lane is 1.09 acres zoned Single-Family (SF). The plan is to make three Lots out of these two parcels. Lot 1 & Lot 2 will be .459 acres or 20,000 Square feet & will be zoned Single-Family (SF). Lot 1 will be the most north Lot. Lot 2 will be in the middle of Lot 1 and Lot 3. Lot 3 will be 1.079 acres 49,982 square feet & will be zoned Single-Family (SF). Lot 3 is the most south Lot of all three Lots. The zoning for all would stay the same. Lot 2 has a shed on the property that would be on the newly created lot line between Lot 1 & Lot 2. The shed on Lot 2 is also the only structure on the lot. Per-section 520-27 Accessory & miscellaneous land use types. **B. Detached accessory structure (for residential use). (2) Performance standards.**

**(a)** See Figures V(1) and V(2)<sup>[2]</sup> for the setback, floor area, and coverage standards associated with detached accessory structures in residential and rural residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure V(1) for each zoning district.

**Figure V(2): Rural, Open Space and Residential District Setback and Height Standards**

Zoning District	Minimum Setbacks (ft) <sup>(b)</sup>								Minimum Principal Building Separation (ft)	Maximum Building Height			
	Principal Residential Building including Attached Garage				Detached Accessory Building <sup>(c)</sup>		Hard or Gravel Surface <sup>(d)</sup>			Principal Building		Accessory Building	
	Front <sup>(a)</sup>	Street Side <sup>(a)</sup>	Interior Side	Rear	Interior Side <sup>(c)</sup>	Rear	Interior Side or Rear	Front or Street <sup>(a)</sup>		Feet	Floors	Feet	Floors
AR	50	30	20	40	12	12	0	0	10	35	2.5	35	2.5
RR-5	50	30	20	25	12	12	6	10	15	35	2.5	35	2.5
RR-2	50	30	20	25	12	12	6	10	15	35	2.5	35	2.5
PR	30	30	12	20	12	12	6	10	30	35	2.5	25	2
SF	50	25	12	12	5	5	6	10	20	35	2.5	15	1
2F <sup>(e)</sup>	30	30	8	12	5	5	6	10	20	35	2.5	15	1
MF <sup>(f)</sup>	30	30	8	12	5	5	6	10	20	40	3	15	1
MH	20 <sup>(g)</sup>	20 <sup>(g)</sup>	8	12	5	5	6	10	10	20	1	15	1

**NOTES:**

- (a) See § 520-27B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
- (b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article IV or § 520-79C(4).
- (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
- (d) Includes all gravel and hard surfaces as defined in § 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrianways; shared driveways; and shared parking lots.
- (e) Single-family detached residences shall comply with the requirements for the SF District.
- (f) Single-family detached residences shall comply with requirements of the SF District. Two-family residences shall comply with the requirements for the 2F District.
- (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.

**(b)** No detached accessory structure (for residential use) shall be constructed on any lot prior to the establishment of a principal use on that same lot.

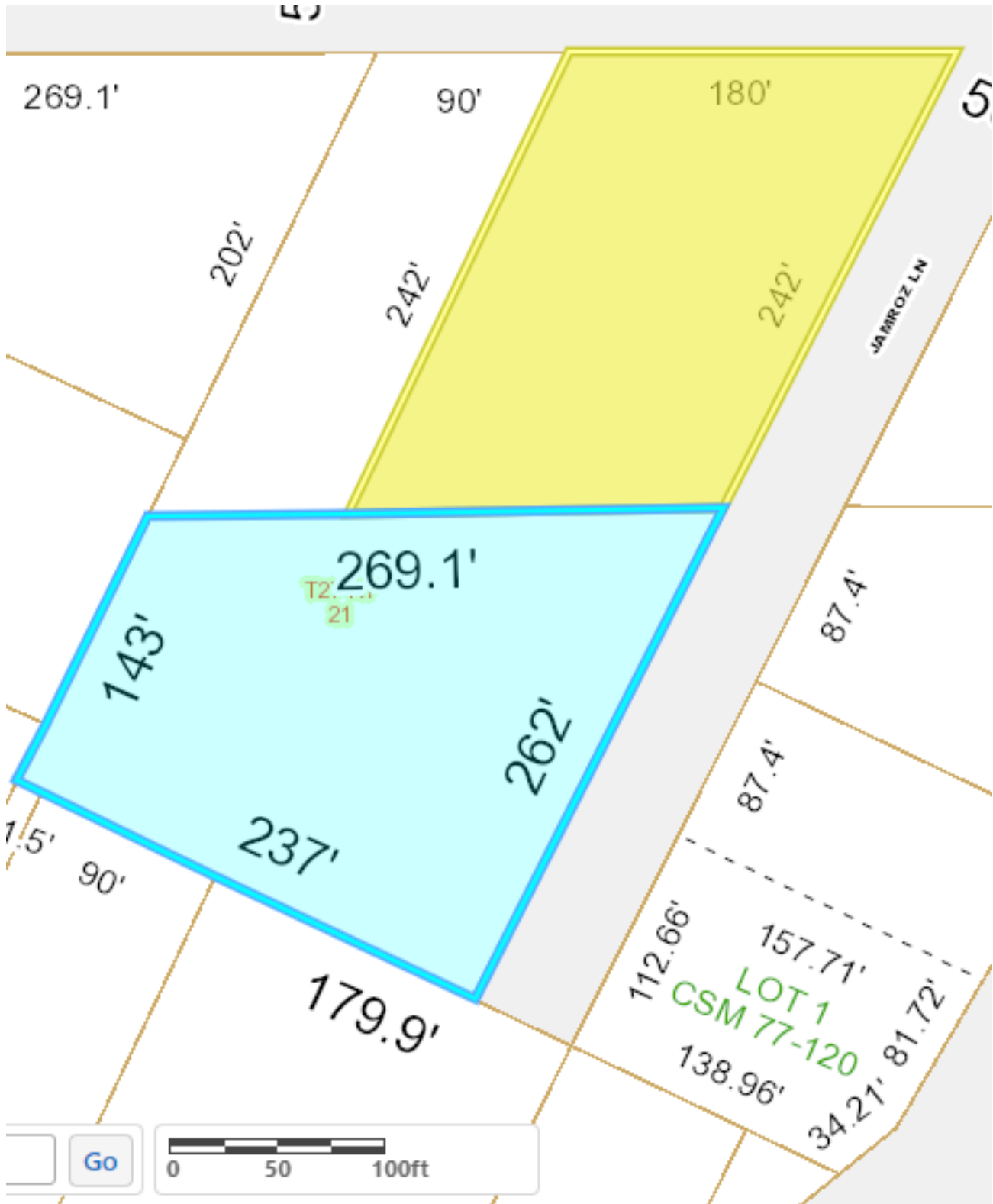
In order for this CSM to follow the village of Kronenwetter ordinances Lot 2 would have to remove the shed.

**LOT 1: .459 Acres (SF) Single-Family (See Picture 1 and 2 of Map 4)**

**LOT 2: .459 Acres (SF) Single-Family**

**LOT 3: 1.079 Acres (SF) Single-Family**

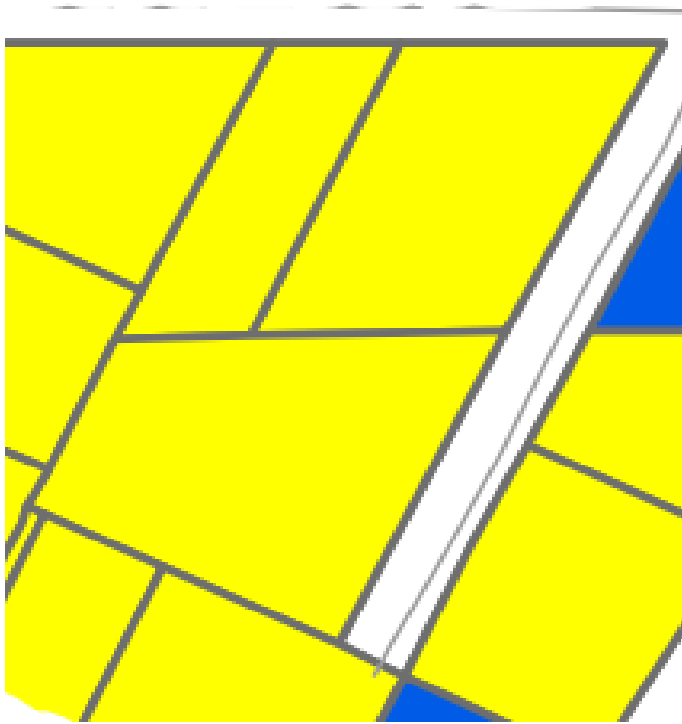
**825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)**



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

**825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)**

**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: Aerial Photo**

(Source Data: Village of Kronenwetter Zoning Map)

**COMPREHENSIVE PLAN  
FUTURE LAND USE:**



**ZONING DISTRICTS**

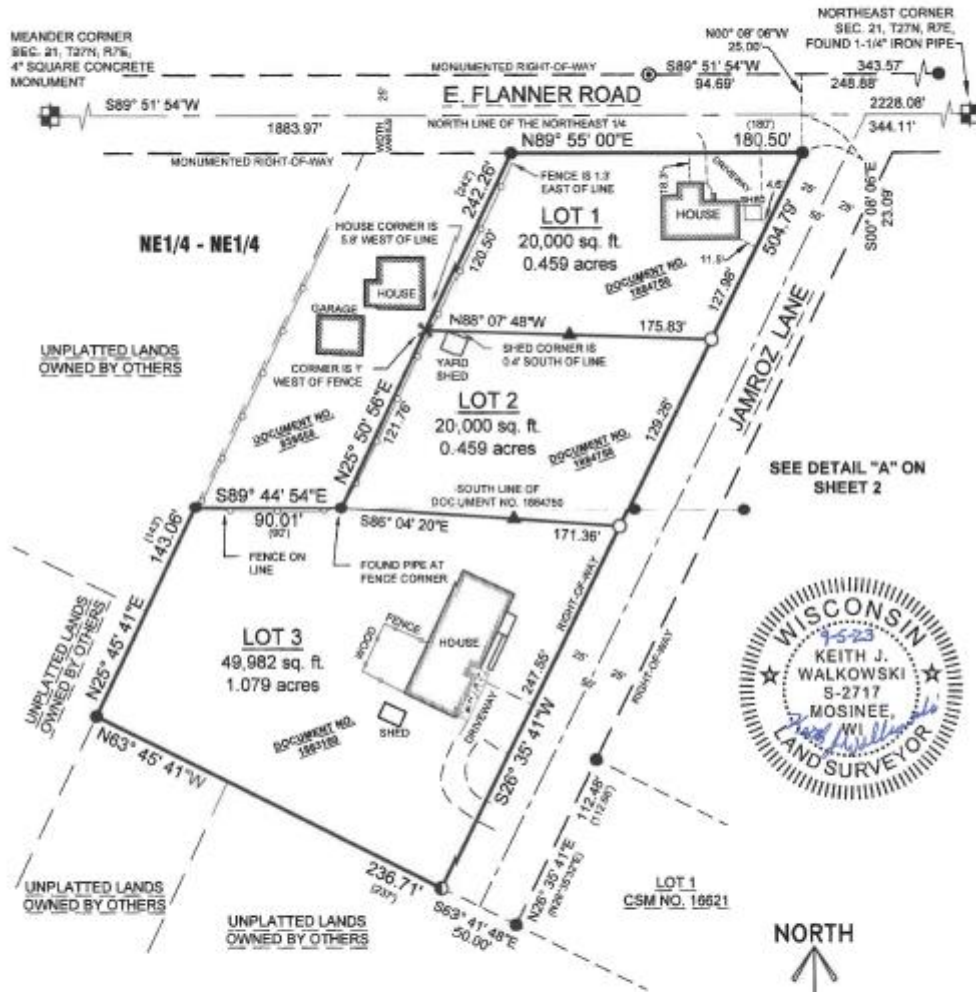
Agriculture / Rural Residential
Commercial
County Forest
Governmental / Institutional
Industrial
Industrial / Commercial
Residential
Water

**Map 4: Aerial Photo**

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

# MARATHON COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of a Parcel of land described in Document Number 1884750 and Document Number 1863160 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 27 North, Range 7 East, Village of Kronerwetter, Marathon County, Wisconsin.



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
●	FOUND 1-1/4" O.D. IRON PIPE
⦿	FOUND 1" O.D. IRON PIPE
▲	SET LATH
✕	SET CUT "X" IN CONCRETE
( )	RECORDED BEARING/LENGTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°51'54" WEST.

SHEET 1 OF 4

**RIVERSIDE LAND SURVEYING LLC**  
 5310 WILLOW STREET, WESTON, WI 54475    PH 715-241-7500 - FAX 715-355-6894  
 email - mail@riversidelandsurveying.com

DRAWN BY J.G.G.	DATE SEPTEMBER 5, 2023
CHECKED BY K.J.W.	PROJECT NO. 4149
PREPARED FOR:	MADDIE PROHASKA

825 E FLANNER & 1271 JAMROZ LANE (WALKOWSKI)

# MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of a Parcel of land described in Document Number 1884750 and Document Number 1863160 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, 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 Northeast 1/4, of Section 21, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 21; Thence South 89°51'54" West along the North line of said Northeast 1/4, 344.11 feet; Thence South 00°08'06" East, 23.09 feet to the West right-of-way line of Jamroz Lane and the point of beginning; Thence South 28°35'41" West along said West right-of-way line of Jamroz Lane, 504.79 feet to the South line of said Parcel of land described in Document Number 1863160, Thence North 63°45'41" West along said South line, 236.71 feet to the West line of said Parcel of land described in Document Number 1863160; Thence North 25°45'41" East along said West line, 143.06 feet to the North line of said Parcel of land described in Document Number 1863160; Thence South 89°44'54" East along said North line, 90.01 feet to the West line of said Parcel of land described in Document Number 1884750; Thence North 25°50'56" East along said West line, 242.26 feet to the South right-of-way line of Flanner Road; Thence North 89°55'00" East along said South right-of-way line, 180.50 feet to the point of beginning.

That the above described parcel of land contains 89,982 square feet or 2.066 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Maddie Prohaska, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Kronenwetter in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 5TH day of SEPTEMBER, 2023

*Keith J. Walkowski*

Riverside Land Surveying LLC  
Keith J. Walkowski  
P.L.S. No. 2717



<b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476    PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY J.G.G.	DATE SEPTEMBER 5, 2023
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**RECOMMENDED MOTION**

Staff has concerns with Lot 2 having a shed on the parcel Per-section 520-27 Accessory & miscellaneous land use types. **B.** *Detached accessory structure (for residential use).* (2) *Performance standards (a) & (b).*

RECOMMENDED ACTION: Staff recommends 1. Approve CSM under conditions that the shed on Lot 2 will be removed 10 days prior to recording CSM with Marathon County. 2. Approve as submitted. 3. Deny