

DEAN PROHASKA, HAPPY HOLLOW LOTS 1, 2 AND 4 CONDITIONAL USE PERMIT

STAFF REPORT FOR PLAN COMMISSION

PUBLIC HEARINGS/ MEETINGS:

Plan Commission Public Hearing:
Village Board Meeting

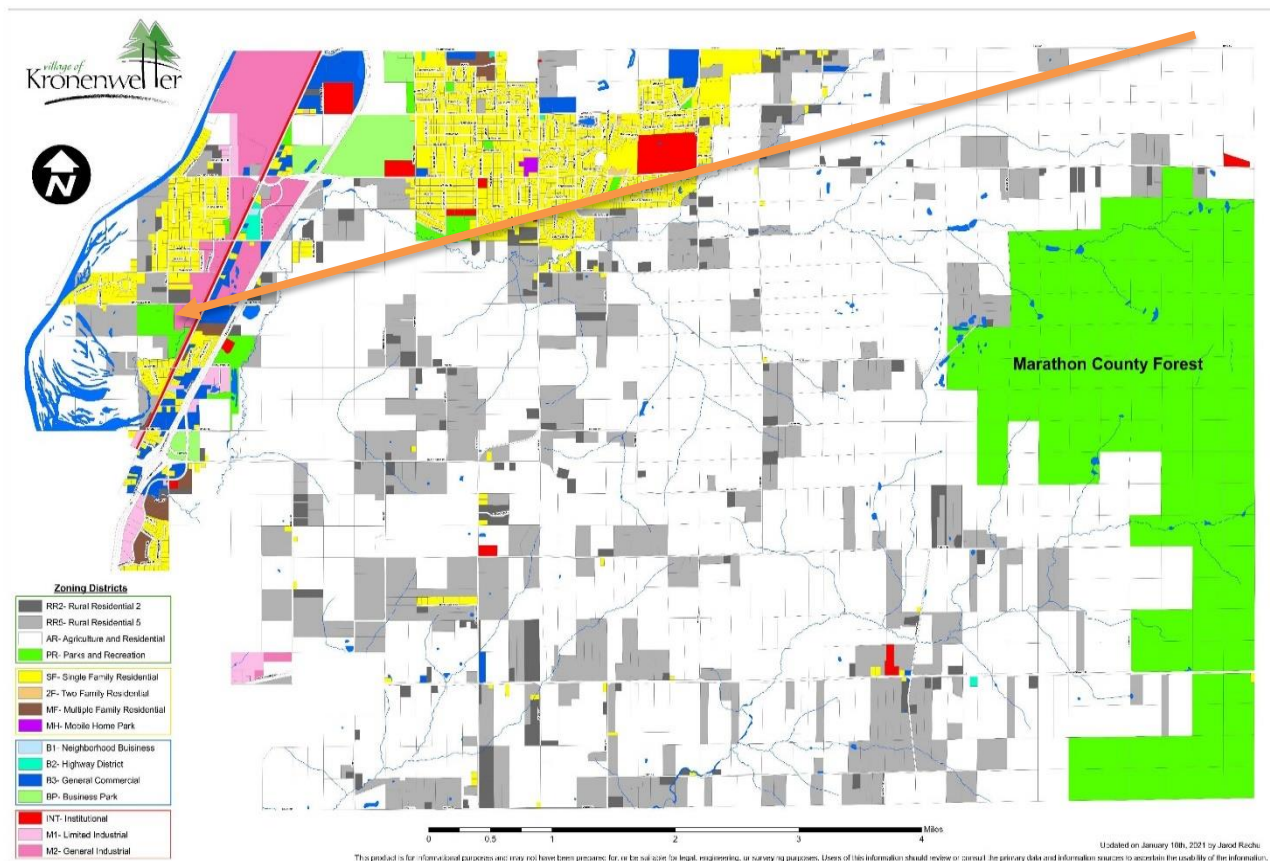
6:00 p.m. July 15, 2024
6:00 p.m. July 22, 2024

APPLICANT:

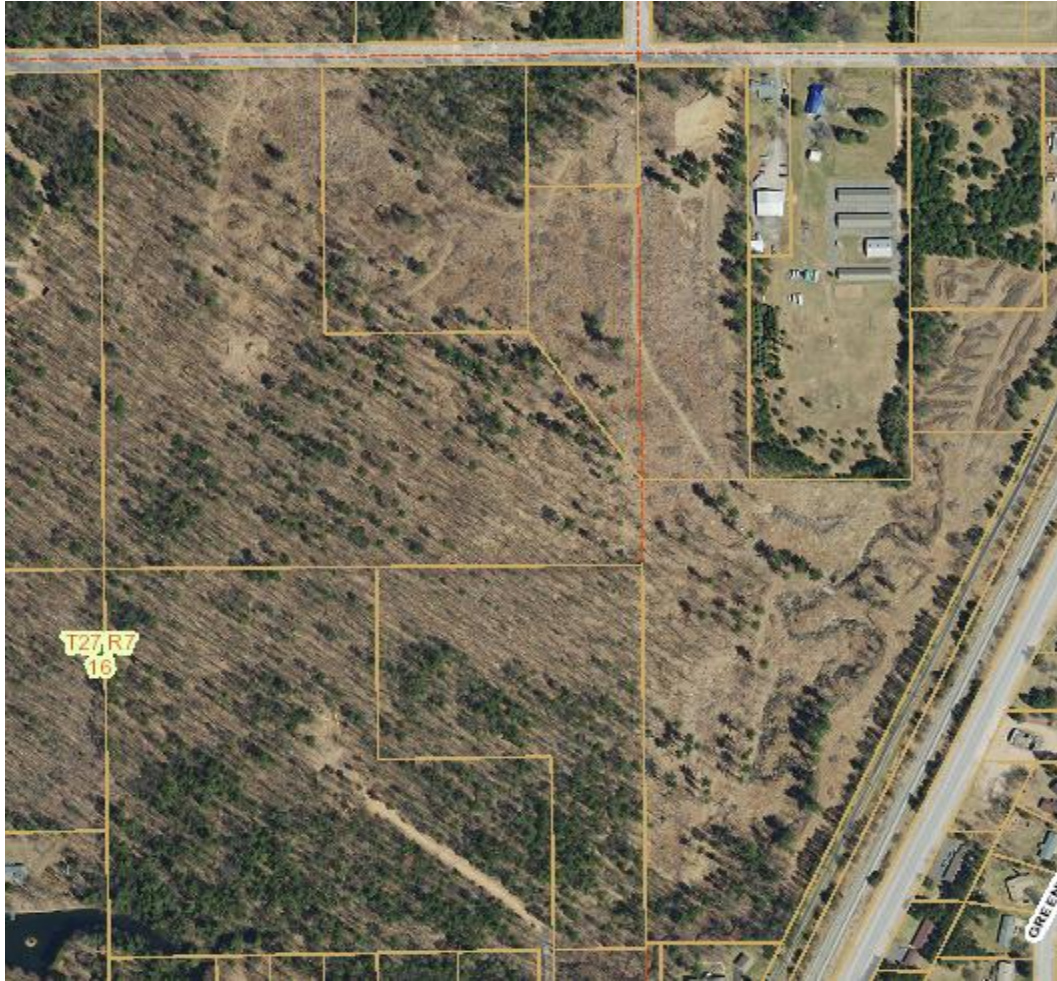
Dean Prohaska
999 Happy Hollow Rd
Kronenwetter, WI

LOCATION OF REQUEST: LOTS 1, 2 and 4 Happy Hollow Rd, Kronenwetter WI 54455 (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP

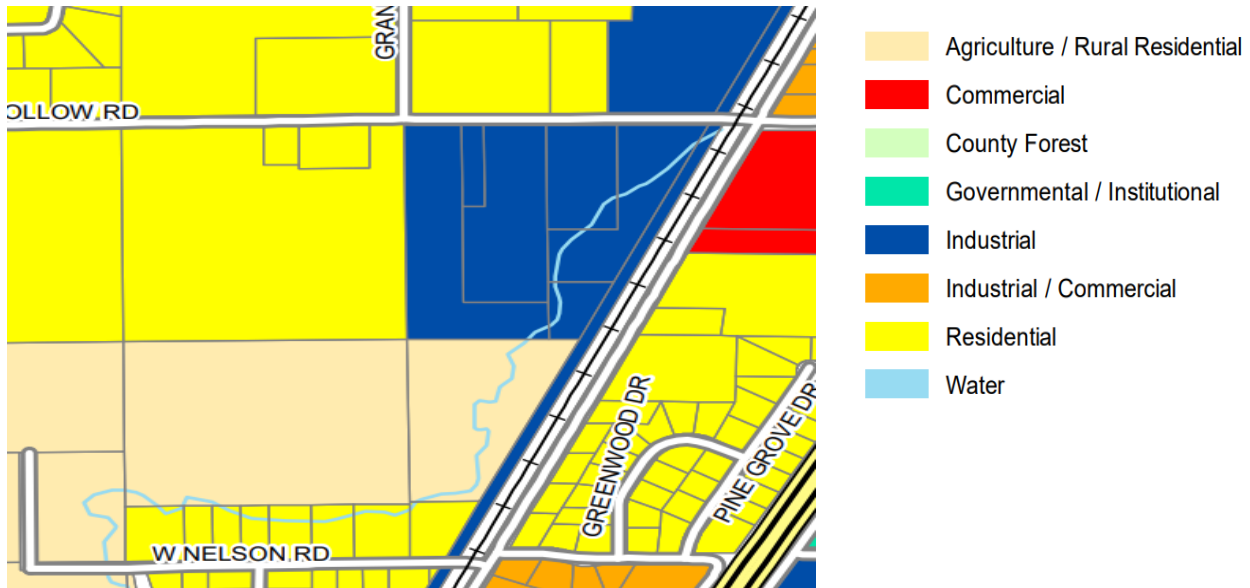


Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)



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

The property was rezoned from Parks and Recreation (PR) to Rural Residential 2 (RR2) on May 13, 2024.



Map 3: Comprehensive Plan Future Land Use
(Source Data: Village of Kronenwetter)

**LEGAL DESCRIPTION
OF PROPERTY:**

Lot 1: SEC 16-27-07 PT NE 1/4 NE 1/4 & PT W 1/2 NW 1/4 SEC 15-27-07 – LOT 1 CSM #19807 DOC #1898790 Village of Kronenwetter, Marathon County, Wisconsin.

Lot 2: SEC 16-27-07 PT NE 1/4 NE 1/4 - LOT 2 CSM #19807 DOC #1898790 Village of Kronenwetter, Marathon County, Wisconsin.

Lot 4: SEC 16-27-07 PT NE 1/4 NE 1/4 & PT NW 1/4 NW 1/4 SEC 15-27-07 – LOT 4 CSM #19807 DOC #1898790 Village of Kronenwetter, Marathon County, Wisconsin.

ZONING:

Rural Residential 2 (RR2) Zoning District

ACREAGE:

61.71 Acres

LEGAL NOTIFICATION:

A legal advertisement was published in the *Wausau Daily Herald* on Monday, July 1, 2024, and Monday, July 8, 2024. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property.

PROPOSED CONDITIONAL USE: *Keeping of Farm Animals on Residential Lots.*

**DEVELOPMENT
PATTERN (AND
ZONING):**

Subject Property: RR2
North: RR2 & RR5
South: AR, RR5 and SF
East: M2
West: RR5

INTRODUCTION

The applicant wishes to keep farm on lots 1, 2 and 4. Keeping of Farm Animals in a Rural Residential 2 (RR2) zoning district requires a Conditional Use Permit.

RECOMMENDED MOTION

Make a recommendation to the Village Board to grant the Conditional Use Permit to keep farm animals on Lots 1, 2 and 4 based on the material submitted in the application and related documents.

FINDINGS OF FACT CONDITIONAL USE

No conditional use shall be recommended by the Village Plan Commission unless such commission shall find:

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

This parcel was recently zoned RR2 (Rural Residential 2). Adjoining parcels are designated on the Future Land Use Map as Future Residential, Agricultural/Rural Residential and Industrial. An Agricultural Use is a permitted use in Agricultural/Rural Residential. The current zoning of the adjoining parcels is AR (Agricultural Residential), RR5 (Rural Residential 5), RR2 (Rural Residential 2), M2 (General Industrial) and SF (Single Family Residential). An Agricultural Use is a permitted use in Agricultural Residential and a "conditional use" in RR5 and RR2.

The current ordinance allows Agricultural Uses, with an approved Conditional Use Permit in RR2 and RR5. One of the activities listed as an Agricultural Use is keeping farm animals. Chapter 200-15. - Keeping animals B. Horses, mules, ponies, donkeys, cows, pigs, goats, sheep, or chickens shall be allowed only in those areas as allowed by chapter 520, Zoning, of the Code of the Village of Kronenwetter.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

The proposed Conditional Use request for the Agricultural Use of keeping farm animals will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. By meeting the requirements of the Village Zoning and Animal Ordinances, County's Animal Waste Management Ordinance and Livestock Facilities Licensing Ordinance, the granting of the conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the area. The parcel is

vegetated in areas providing natural buffers between adjacent properties. Finally, the majority of the property that abuts this parcel is zoned RR5 or AR. Agricultural Uses are conditional uses and permitted uses respectively in these districts.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

By meeting the requirements of the Zoning Ordinances, the conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

The proposed conditional will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property. There is an existing driveway access to the property from Happy Hollow Road. The property owner will be responsible for a Private Onsite Wastewater Treatment System (POWTS) and Private well.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed Conditional Use for Keeping Farm Animals does not have any adverse impacts on the surrounding area or the public.