

# Conditional Use Permit Application

Application Fee: \$300 Regular Meeting / \$500 Special Meeting

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3<sup>rd</sup> Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



## Applicant Information

1. Applicant Name Dean Prohaska Phone Number 715-571-8988  
Address 999 Happy Hollow Rd Kronenwetter  
Email Dean@deanprohaska.com
2. Owner Name Dean Prohaska Phone Number 715-571-8988  
Address 14527071610979, 14527071520975  
Email \_\_\_\_\_
3. Prepared By Company Name \_\_\_\_\_ Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_

## Property Information

4. Property Address \_\_\_\_\_
5. Parcel Identification # (PIN) Lot 1, Lot 2, Lot 4 of CSM 3/22/2024 6. Parcel Acreage 61.7
7. Legal Description (attach additional sheet if necessary) New pins been created by Marathon County 14527071520975, 14527071610979
8. Conditional Use request from § 520- 21 of the Zoning Ordinance to allow Agricultural use in RR-2
9. Generally describe the current zoning and land uses of the subject property and surrounding properties:
- |                  |   |        |                        |
|------------------|---|--------|------------------------|
| Subject Property | <u>14527071520975, 14527071610979</u>                 | Zoning | <u>RR-2</u>            |
| North            | <u>14527071520976, 14527070940965, 14527070940968</u> | Zoning | <u>RR-5 &amp; RR-2</u> |
| South            | <u>14527071610982, 14527071610981, 14527071610978</u> | Zoning | <u>AR, RR-5, RR</u>    |
| East             | <u>14527071520991</u>                                 | Zoning | <u>Industrial</u>      |
| West             | <u>1452707161094</u>                                  | Zoning | <u>RR-5</u>            |

### Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- 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 improvement, 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 other plan, program, map or ordinance adopted by the Village?
- 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?
- 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?
- Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

### Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Applicant

06/10/2024

Date

Owner

06/10/2024

Date

Prepared By

06/10/2024

Date

### FOR OFFICE USE ONLY:

Application Received \_\_\_\_\_ Check # \_\_\_\_\_

### Plan Commission:

Meeting Date \_\_\_\_\_ Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

The proposed conditional use for Lot 1, Lot 2, and Lot 4 of CSM 3/22/2024

We propose using the land for Residential Agricultural Uses such as keeping personal hobby farm animals i.e. horses/ponies, sheep, cows, ducks, chickens. Upon approval there would be adequate shelters built as required under Village Ordinances for such animals as well as securely fenced grazing pastures. At this time there are 2 horses and 4 ducks that will be moved to the property. We are aware of the animal unit description in the Village Ordinances.

(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?

**We rezoned the parcels to RR2 in May to conform with neighboring parcels according to the Future Land Use Map. The current zoning of neighboring parcels is AR, RR5, RR2 M2 and SF. Agricultural Use is permitted in RR5 and RR2 as “conditional use” with a Conditional Use Permit.**

**Under 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 improvement, 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 other plan, program, map or ordinance adopted by the Village?

**The Proposed Conditional Use does not pose any adverse impacts on nearby properties, health, safety or wellbeing of neighboring areas. We fully intend to meet the requirements of Village Zoning and Animal Ordinances, as well as County's Animal Waste Management Ordinance and Livestock Facilities Licensing Ordinance. A Conditional Use Permit will not be detrimental to the neighboring properties. There are green barriers/shrubs and trees that give a natural boundary line for adjacent parcels. Most adjoining properties are zoned RR-5 and AR which both have Permitted Agricultural Uses.**



(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?

**In compliance with the Zoning Ordinances, the Conditional Use will not pose any problems for the neighboring properties or their ability to improve/develop under the permitted uses 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?

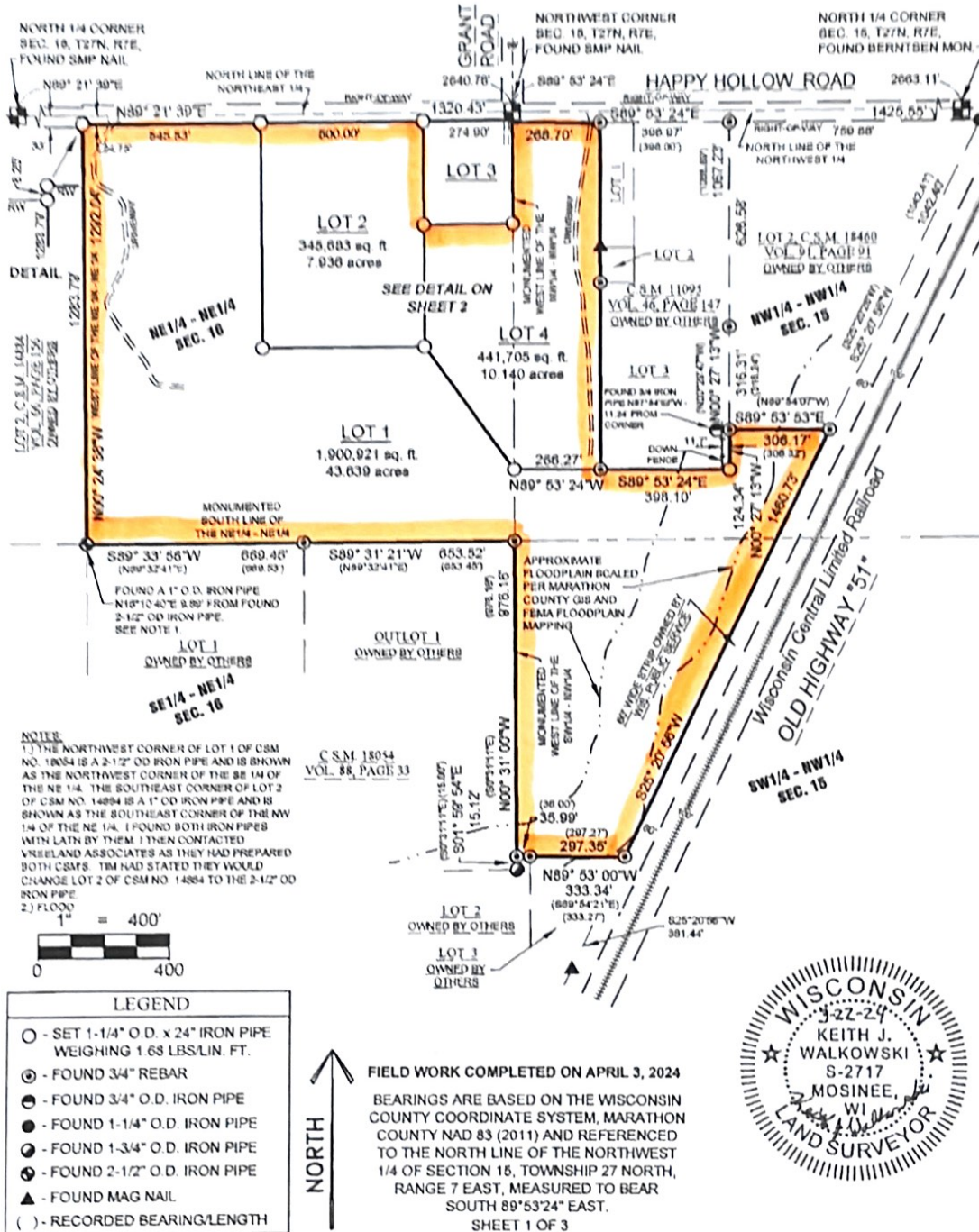
**The proposed conditional use is located where it will not cause undue burden on improvements, facilities, utilities, or services provided by public agencies serving the subject property. There is road access through the existing driveway on Happy Hollow Rd. We will be responsible for well and private onsite wastewater treatment system.**

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

**The proposed Conditional Use of agricultural activities and second principal building does not have any adverse impacts to the public or surrounding area.**

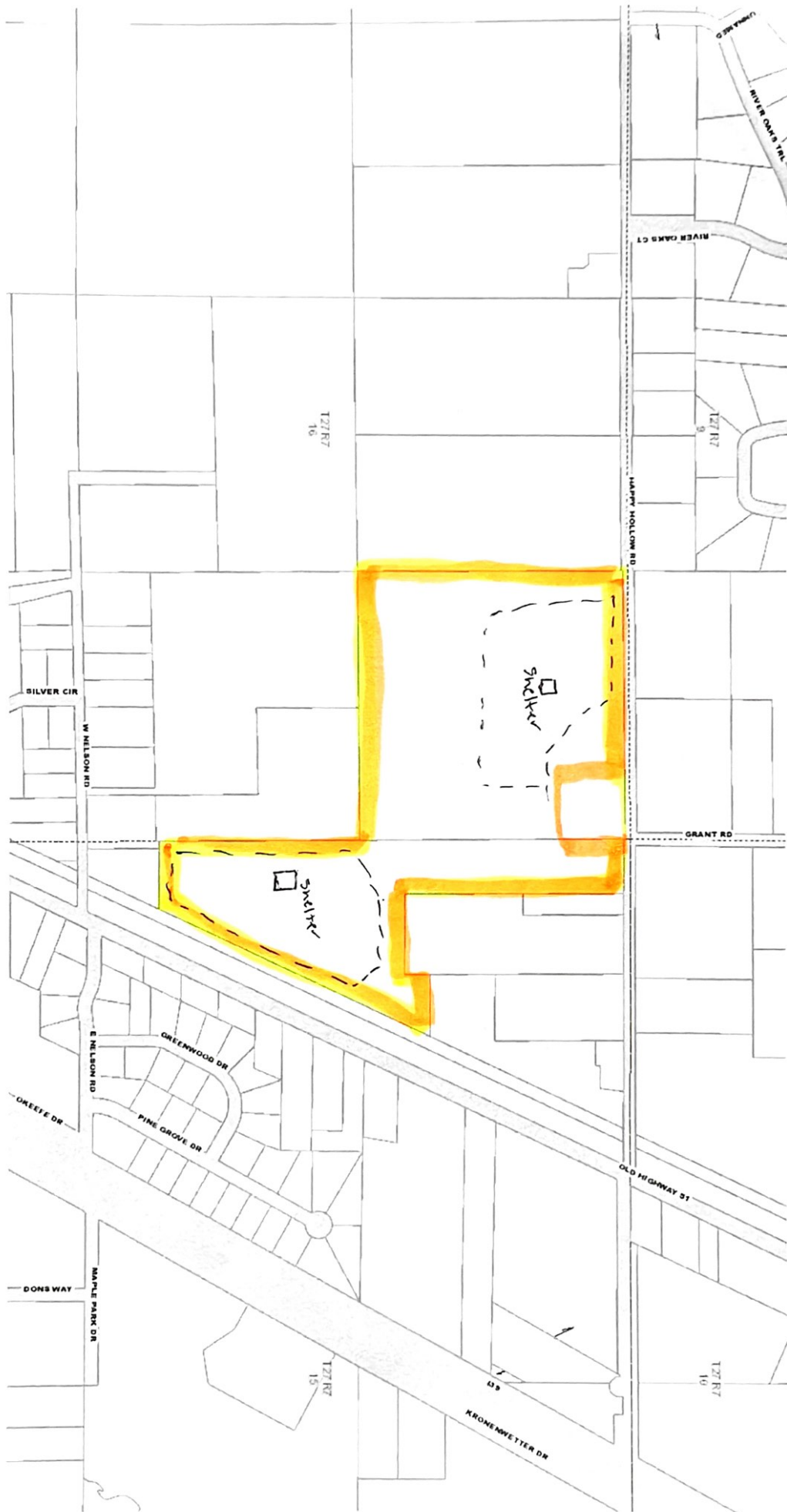
## MARATHON COUNTY CERTIFIED SURVEY MAP NO.

Of part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476  
PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	DATE MARCH 22, 2024
CHECKED BY K.J.W.	PROJECT NO. 4306
PREPARED FOR:	DEAN PROHASKA



Fence



