

**PLANNING COMMISSION  
PARCEL # 145-2707-0940-981 SUNNY CT(BAARS 4)  
CSM AND ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. October 16, 2023

**APPLICANT:**

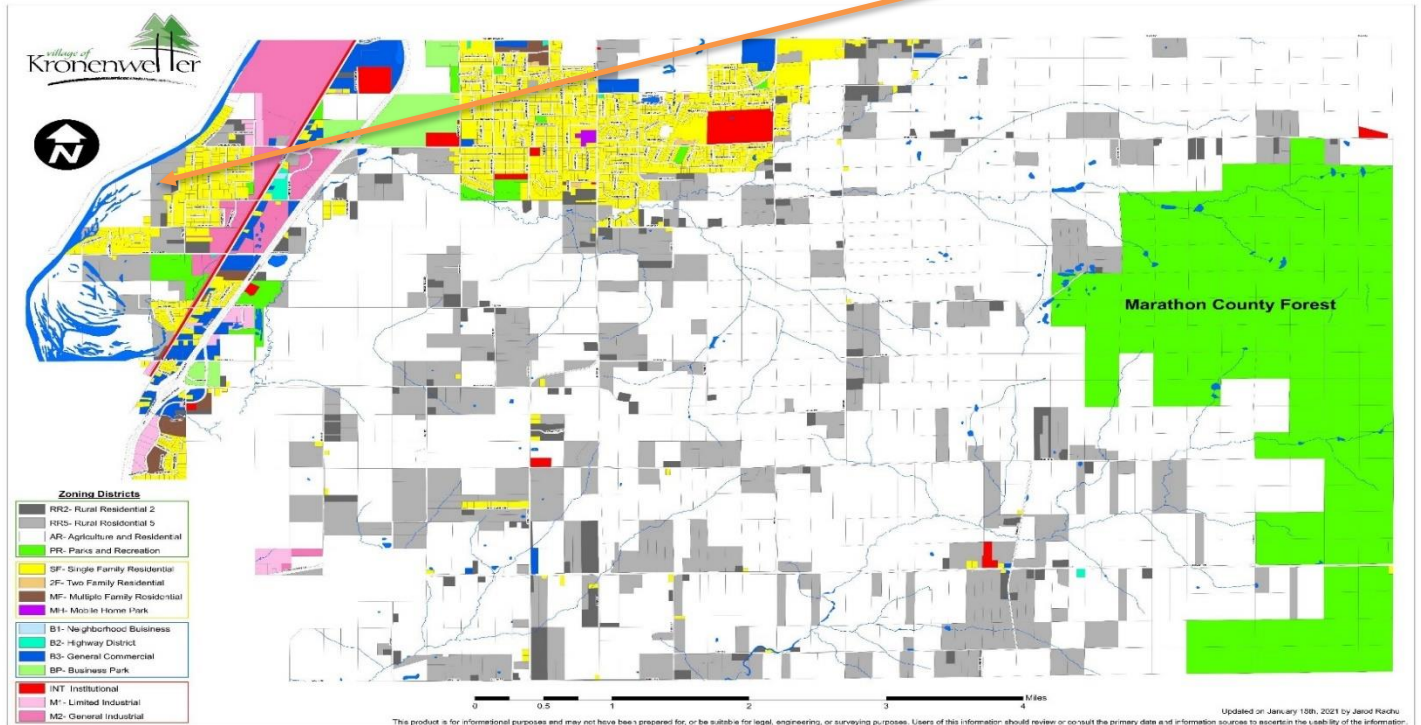
Tim Vreeland  
6103 Dawn Street  
Weston WI, 54476

**OWNER:**

Jerome Baars  
1825 Helke Road  
Kronenwetter WI, 54455

**LOCATION OF REQUEST:** 145-2707-0950-976, Sunny CT Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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

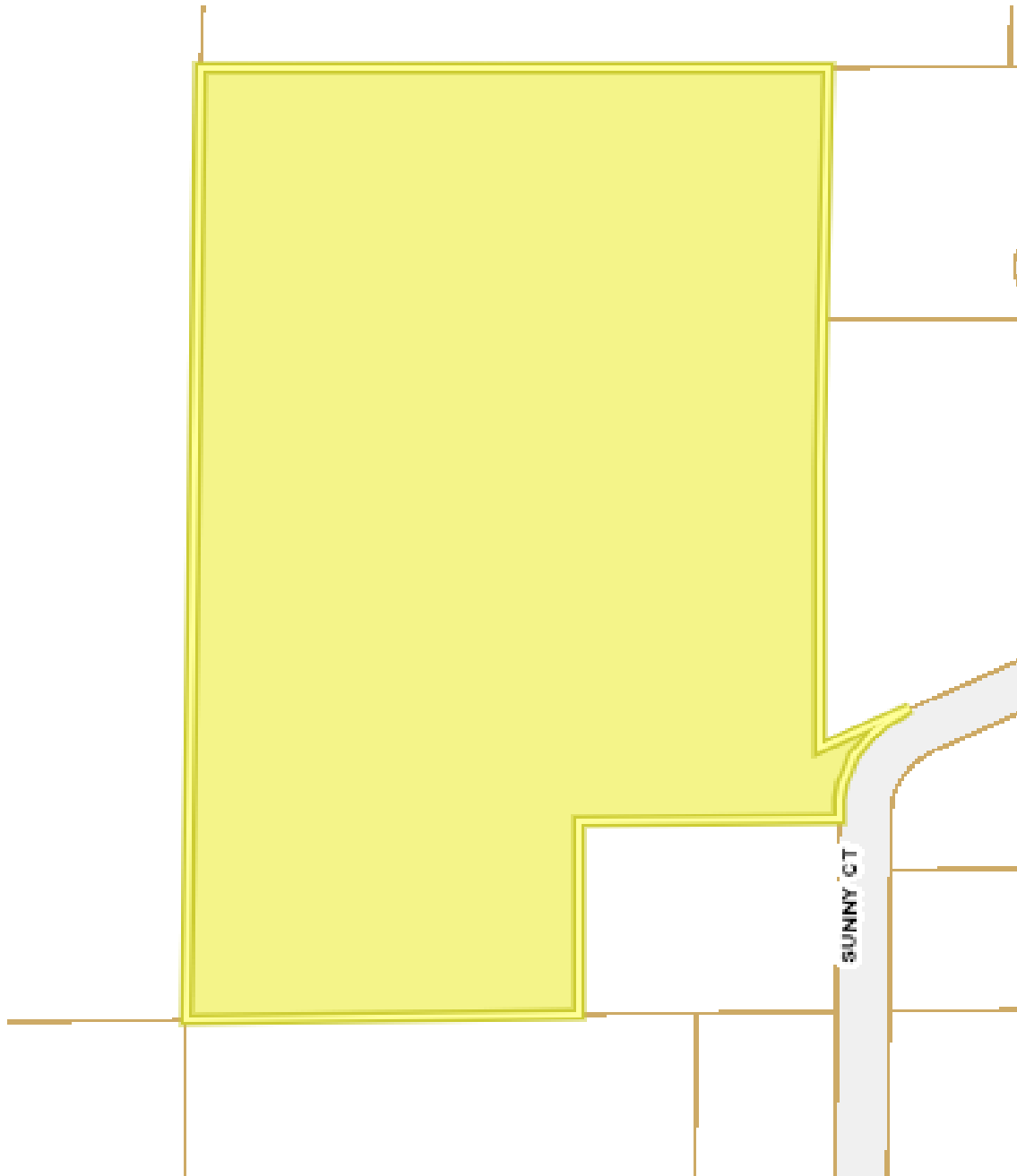
**PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)**

**INTRODUCTION:**

The parcel 145-2707-0950-976 is 22.0300 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into two Lots. The northern part of the parcel will be 6.334 acres being labeled Out Lot 1. The rest of the parcel will be to the south and be a 15.696 Acres Lot Even Though it is not labeled not the CSM. The two new parcels will remain Rural Residential 5, (RR5). No rezone is needed.

**OUT LOT 1: 6.334 Acres (RR5) Rural Residential 5** (See Picture 1 of Map 5)

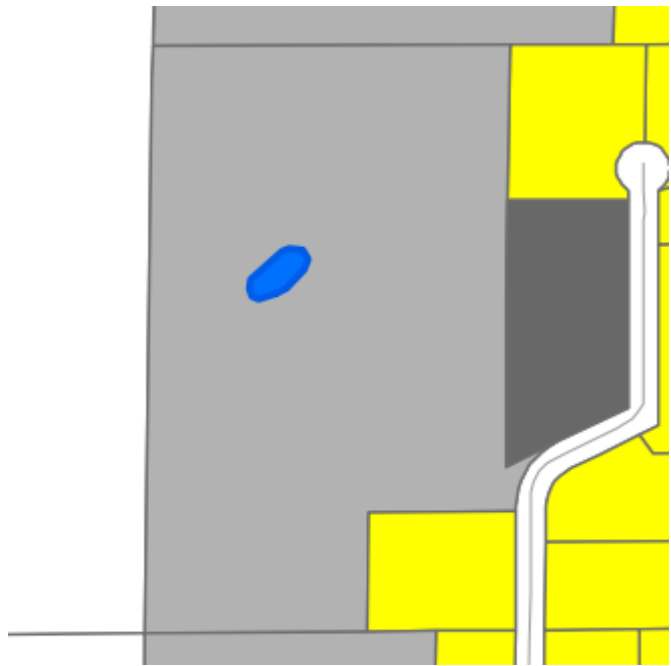
**LOT: 15.696 Acres (RR5) Rural Residential 5** (See Picture 1 of Map 5)



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

**PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)**

**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: Current Zoning**  
 (Source Data: Village of Kronenwetter Zoning Map)

**FUTURE LAND USE:**



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

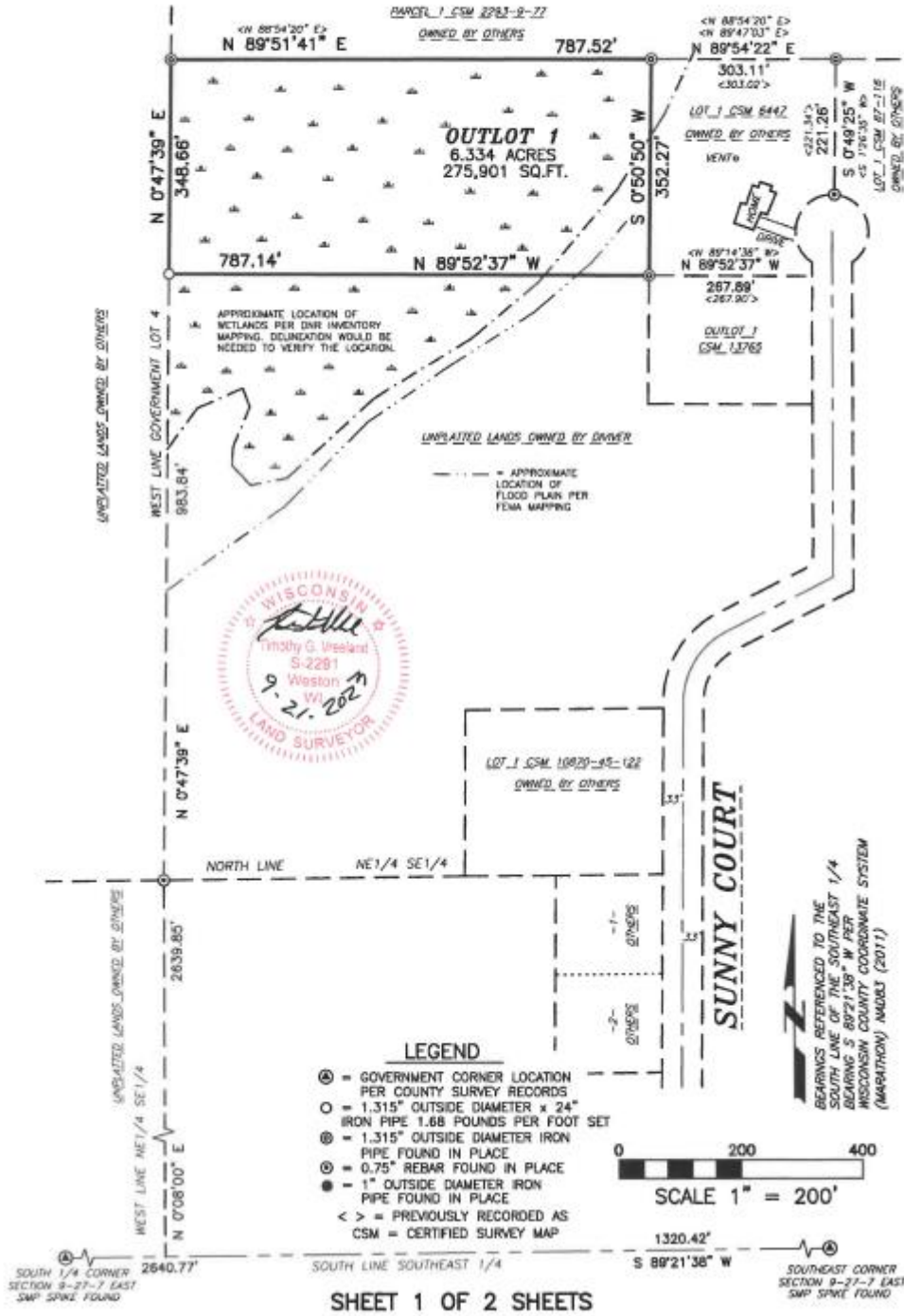
**Map 4: Future Land Use Map**  
 (Source Data: Village of Kronenwetter Future Land Map)

**PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)**

# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_

PART OF THE GOVERNMENT LOT 4 OF SECTION 9,  
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.



PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)

# 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.

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us	
PREPARED FOR:	<b>RANDY BAARS</b>
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 1286.28 FEET; THENCE N 89°18'06" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 642.54 FEET; THENCE S 0°32'28" W ALONG THE WEST LINE OF HAPPY HOLLOW SUBDIVISION 643.59 FEET; THENCE S 89°22'13" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 3412 244.83 FEET; THENCE S 0°31'40" W ALONG THE WEST LINE OF LOT 1 CERTIFIED SURVEY MAP NUMBER 3412 643.64 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.

  
TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 21ST DAY OF SEPTEMBER, 2023  
SURVEY PERFORMED OCTOBER 11TH, 2022

## 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: Aerial Photo**  
(Source Data: Marathon County)

**VILLAGE OF KRONENWETTER PLANNING COMMISSION**  
**OCTOBER 16, 2023**

**PARCEL # (145-2707-095-0976) SUNNY CT ROAD BAARS 4**  
**CSM REQUEST**

## RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

**PARCEL # 145-2707-0950-976 SUNNY CT (BAARS 4)**