

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

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

**APPLICANT:**

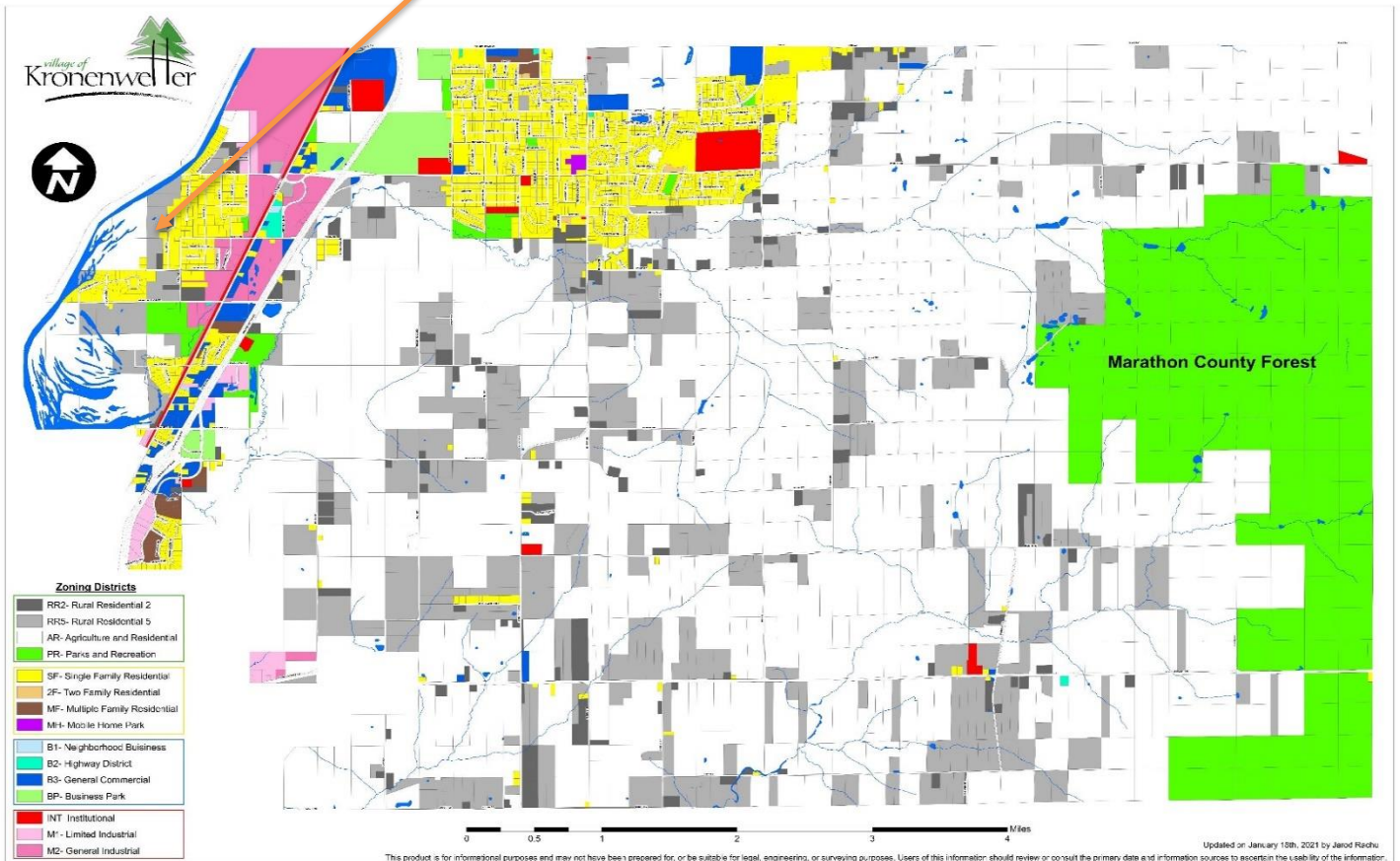
Tim Vreeland  
6103 Dawn Street  
Weston WI, 54476

**OWNER:**

Jerome Baars  
1825 Helke Road  
Kronenwetter WI, 54455

**LOCATION OF REQUEST:** 145-2707-094-0981 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)

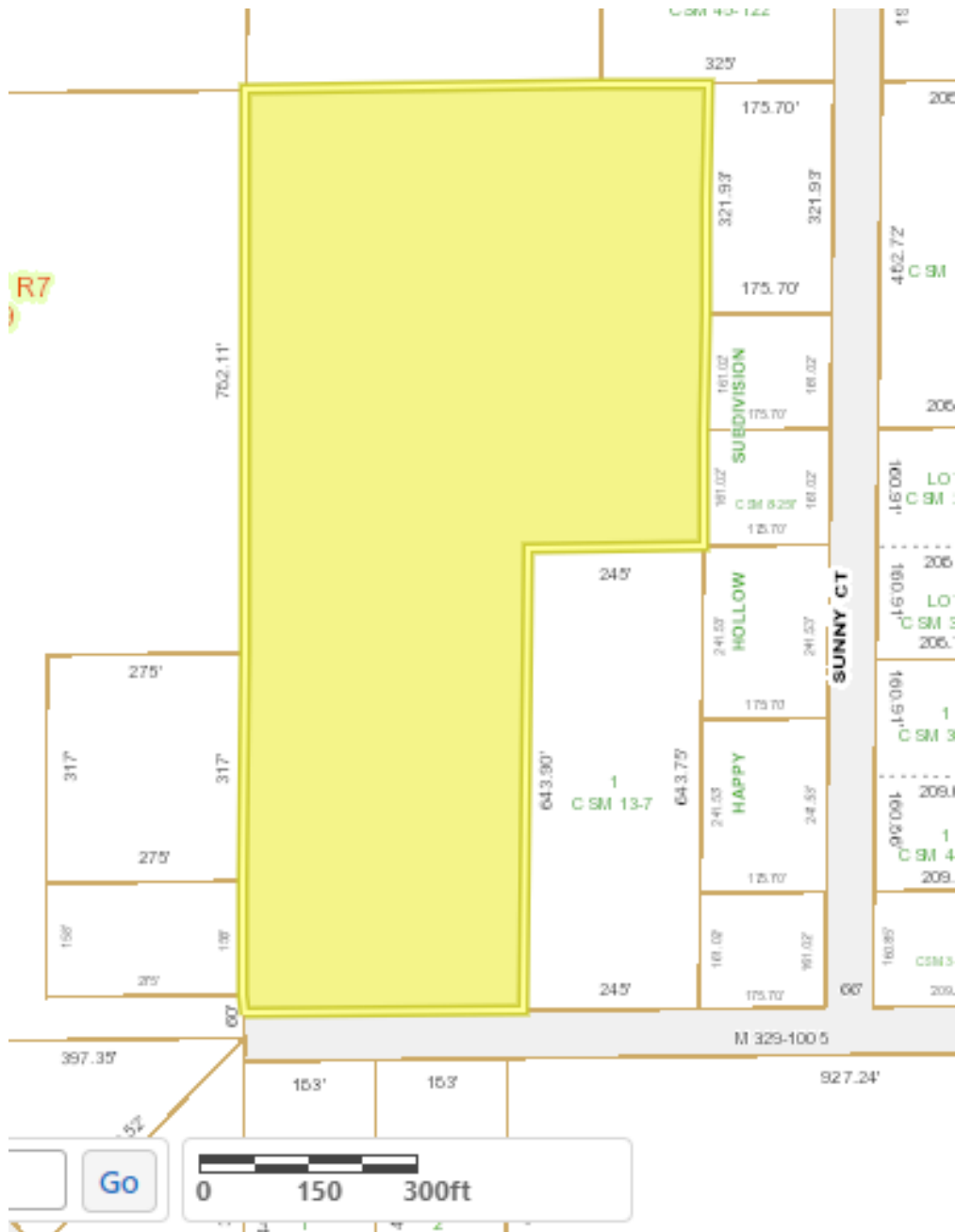
**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3**

**INTRODUCTION:**

The parcel # 145-2707-094-0981 is 15.225 acres zoned Rural Residential 5 (RR5). The plan is to split the parcel into Lot 2 to the south which is 7.234 acres. The Lot to the north will have 7.991 acres and will be Out lot 1. This would allow for both Lots to meet the zoning requirements for a Rural Residential 5 (RR5). The zoning for each would stay the same.

**LOT 2: 7.234 Acres (RR5) Rural residential 5 (See Picture 1 of Map 5)**

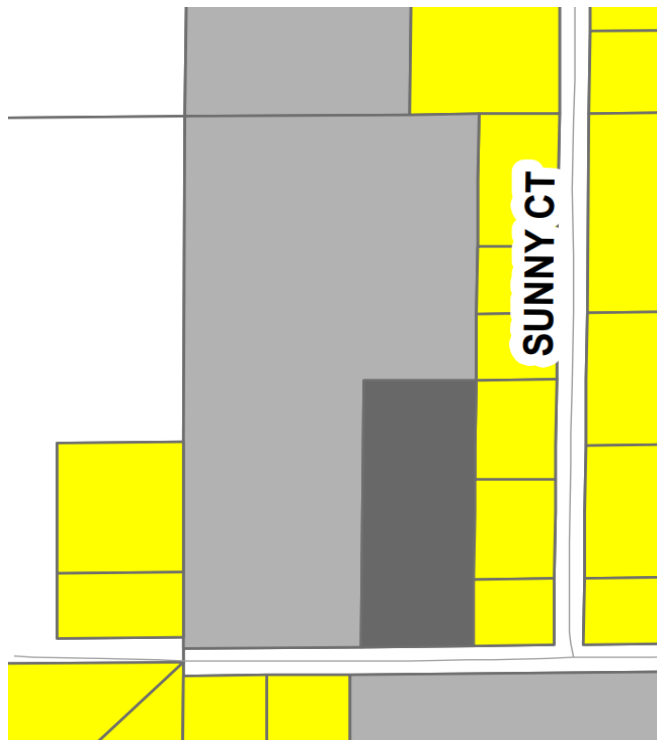
**OUT LOT 1: 7.991 Acres (RR5) Rural residential 5 (See Picture 1 of map 5)**



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

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3**

**CURRENT ZONING MAP:**

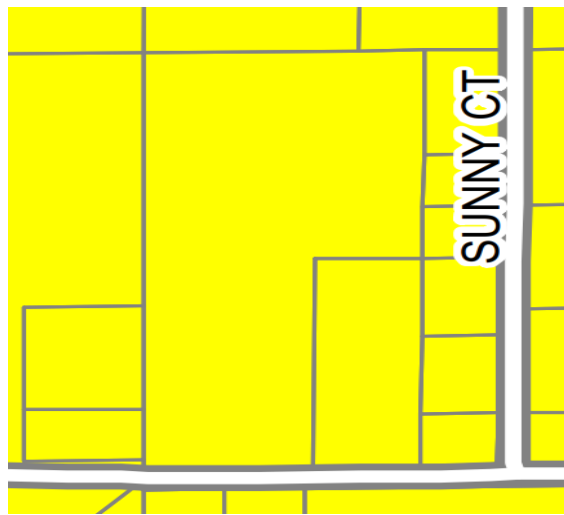


**Zoning Districts**

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)

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3**



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

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 & CSM 1740-7-126,  
LOT 1 CSM 6447-24-82 AND OUTLOT 1 CSM 13765-60-142, LOCATED IN  
GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST,  
VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b>	
<small>6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0847 <a href="mailto:tim@vreelandassociates.us">tim@vreelandassociates.us</a></small>	
<small>PREPARED FOR:</small>	<b>RANDY BAARS</b>
<small>FILE #: 22-0389 BAARS</small>	
<small>DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND</small>	

**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 GOVERNMENT LOT 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°08'00" E 2639.85 FEET; THENCE N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 983.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 348.66 FEET; THENCE N 89°51'41" E ALONG THE SOUTH LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 2293 787.52 FEET; THENCE THENCE S 0°50'50" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6447 352.27 FEET; THENCE N 89°52'37" W 787.14 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 21ST DAY OF SEPTEMBER, 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**  
**OCTOBER 16, 2023**

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3**  
**CSM REQUEST**

**RECOMMENDED MOTION**

RECOMMENDED ACTION: Staff recommends approve as submitted.

**PARCEL # (145-2707-094-0981) WIANECKI ROAD BAARS 3**