

**1810 OR 1898 CREEK ROAD (BIENIEK)
CONDITIONAL USE PERMIT REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. May 15, 2023
Village Board Public Meeting: 6:00 p.m. May 22, 2023

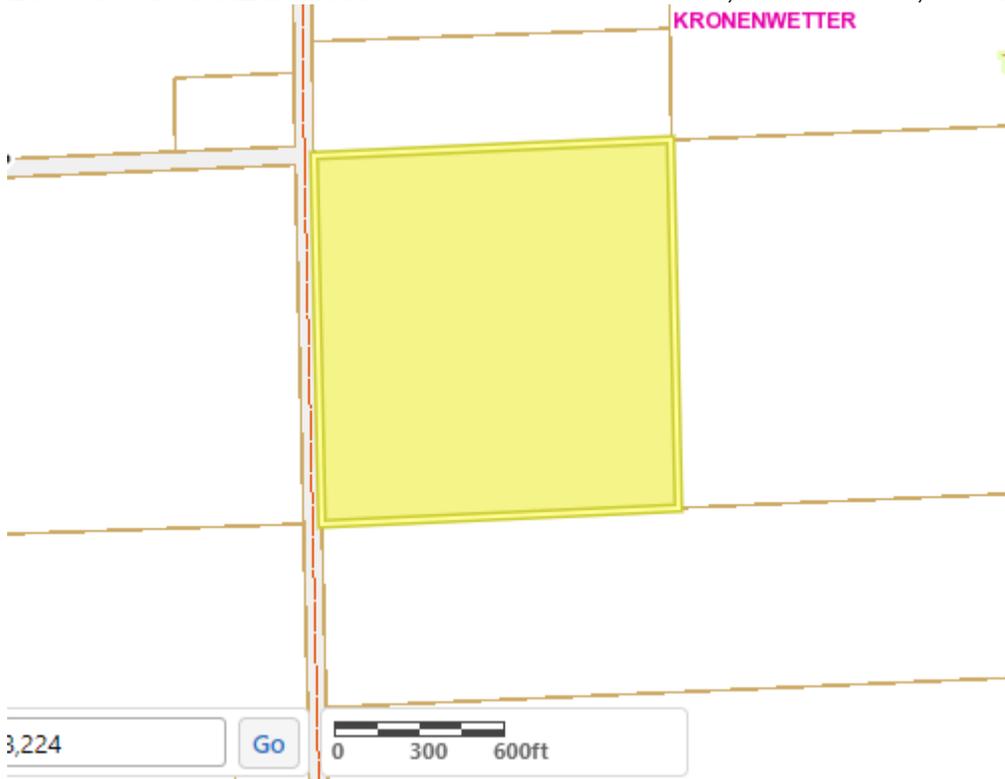
APPLICANT:

Mike Bieniek
1810 or 1898 Creek Road
Kronenwetter, WI 54455

PREPARED BY:

LLC Telecom Service
1810 or 1898 Creek Road
Kronenwetter, WI 54455

LOCATION OF REQUEST: 1810 or 1898 Creek Road, Kronenwetter, WI 54455 (See Map 1)

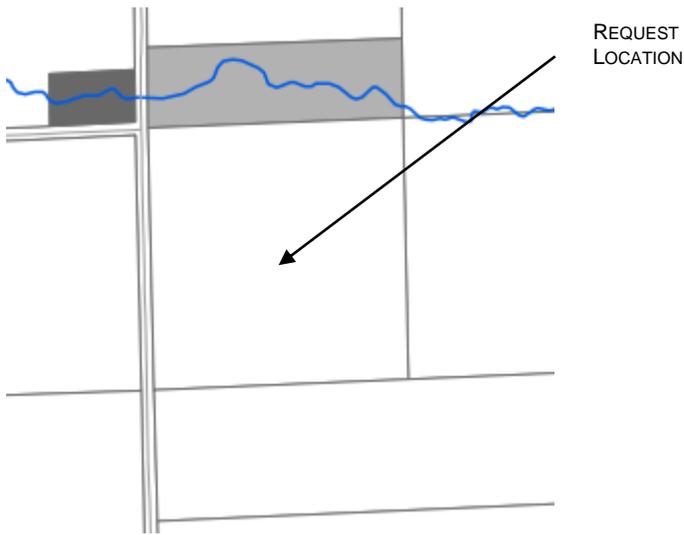


Map 1: Location Map
(Source Data: Village of Kronenwetter)

ZONING:

AG-2 – Agriculture Zoning District (See Map 2)

1810 or 1898 Creek Road (Bieniek)



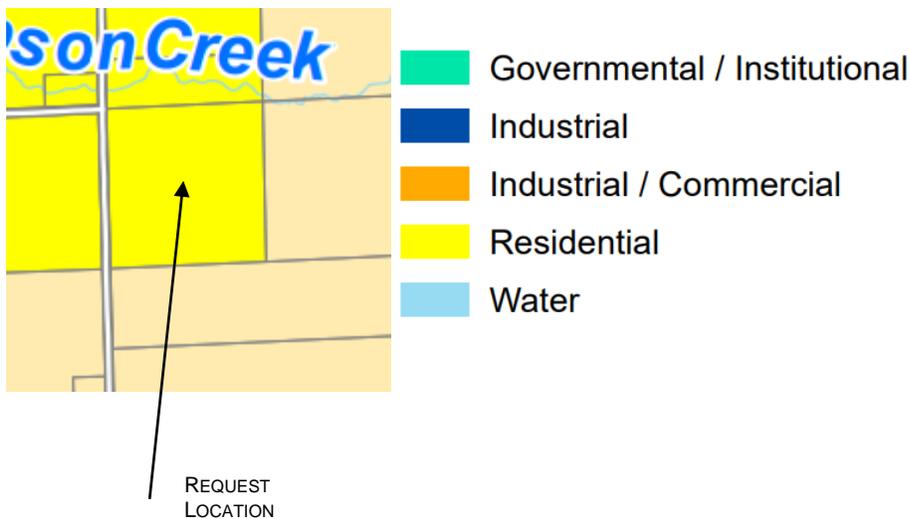
Zoning Districts

- AG-1 - Agriculture
- AG-2 Agriculture
- B1 - Neighborhood Shopping
- B2 - Community Service
- B3 - General Commercial
- BP - Business Park
- Conservancy
- M1 - Limited Industrial
- M2 - General Industrial
- R1 - Single Family Residence
- R2 - Two Family Residence
- R4 - Multi - Family Residence
- RR - Rural Residential
- SR - Suburban Residential

Map 2: Current Zoning
(Source Data: Village of Kronenwetter)

COMPREHENSIVE PLAN

FUTURE LAND USE: Residential (Residential) (See Map 3)



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

ACREAGE: 40 Acres

1810 or 1898 Creek Road (Bieniek)

DESCRIPTION

NW ¼ of the SW ¼, Section 09, T27N, R8E

LEGAL NOTIFICATION:

A legal advertisement was published in the *Wausau Daily Herald* on Monday, May 1, 2023 and Monday, May 7, 2023. Notice of the project was sent by regular mail over ten days before this Planning commission meeting to adjacent property owners within 500 feet of the subject property.

DEVELOPMENT PATTERN (AND ZONING):

Subject Property	Residential and Farm (AR)
North	Timber land (RR-5)
South	Timber land (AR)
East	Timber land (AR)
West	Residential and Farm (AR)

CONDITIONAL USE REQUEST:

Mike Bieniek is requesting to a Conditional Use Permit for a Communication Tower at Creek Road Mosinee WI 54455 property. The property is currently zoned AG-2 Agriculture District. According to Section 520-26(C)(2)(a) of the Village Zoning Code, a Communication tower is permitted as a conditional use. Vertical Bridge has made application to install a new mobile service support Facility. The proposed new mobile service support facility will consist of a 195'0" tall monopole tower with a 4'-0" lighting rod for a total height of 199'-0" to be located within a 50'-0" x 50'-0) ground area.

Staff recommends approval of the Conditional Use request.



Map 4: Aerial Photo
(Source Data: Village of Kronenwetter)

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RECOMMENDED MOTION

Staff recommends to the Planning Commission to approve the Conditional Use Permit that allows Mike Bieniek to construct Communication Tower at 1810 or 1898 Creek Road Mosinee WI 54455 under the condition that the owner provide the village with certificate of such insurance before the issuing of the conditional permit by the Village Board and to accept the findings of fact set forth in the staff report.

FINDINGS

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

(1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Yes. The establishment of the conditional use, and subsequent construction of a new tower, will conform to all officially adopted Village codes and will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

(2) That the conditional use 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 neighborhood.

Yes. 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 neighborhood because the site on which the business will be conducted is a largely wooded, 40-acre parcel of land. The large lot size, natural buffer, and a proposed mobile support facility should not be a deterrent.

(3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Yes. By meeting the requirements in § 520-26(C)(2)(a) of the Zoning Ordinance the granting of a conditional use permit will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Yes. The operation will utilize existing infrastructure. Thus, adequate utilities, access roads, drainage and/or necessary facilities have been provided.

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Yes. Do to having little maintenance.

(6) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Village Plan Commission.

Yes. The proposed business will conform to the applicable regulations of the AG-2 Zoning District in which it is located.