



# REPORT TO PLANNING COMMISSION

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**ITEM NAME: PARCEL # 145-2707-0940-981 (BAARS)**  
**CSM AND ZONING CHANGE REQUEST**  
**MEETING DATE: 05-17-2023**  
**PRESENTING COMMITTEE:**  
**COMMITTEE CONTACT:**  
**STAFF CONTACT: Peter Wegner**  
**Community Development Director**  
**William Gau**  
**Planning Technician**  
**PREPARED BY: William Gau**  
**Planning Technician**

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**ISSUE:** Zoning Change Request and CSM approval – Jeremy and Jennie Jinschele, Wianecki Road and Sunny Court Kronenwetter, WI 54455, request a zoning change of 2.100 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2, 4.876 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2, 3.633 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2 and 3.619 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2 at Parcel Identification Number 14527070940981. Legal description of the subject property: SEC 09-27-07 NE1/4 SE1/4.

**OBJECTIVES:** Approve CSM and Zoning Change for BAARS

**ISSUE BACKGROUND/PREVIOUS ACTIONS:** 1a) The proposed rezone is consistent with the Comprehensive Plan and is consistent with the current use of other properties in the area. 1b) The rezone does comply with the intent of this chapter. 1c) The property of 145-2707-09409-811, 145-2707-0950-976, 145-2707-0950-973, and 145-2707-0950-979 are being divided up and re zoned. 1d) The areas being rezoned is consistent with neighbors. 1e) The rezoning meets the requirements of a maximum and a minimum frontage with approval of lot 4 is conditional on granting of a 100-foot easement for lot 3. 1f) doesn't apply

**PROPOSAL:**

**ADVANTAGES:**

**DISADVANTAGES:**

**ITEMIZE ALL ANTICIPATED COSTS** (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.)

**RECOMMENDED ACTION:** Recommend approval of CSM for Jeremy and Jennie Jinschele, Wianecki Road and Sunny Court Kronenwetter, WI 54455, request a zoning change of 2.100 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2 (Lot 1), 4.876 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2

(Lot 3), 3.633 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2 (Lot 4) and 3.619 acres from (RR-5) Rural Residential 5 to (RR-2) Rural Residential 2 (Outlot 1), at Parcel Identification Number 14527070940981. Legal description of the subject property: SEC 09-27-07 NE1/4 SE1/4 with approval of lot four is conditional on granting of a 100-foot easement for lot 4. Note: approval of lot 4 is contingent on granting a 100-foot easement through lot 3.

**OTHER OPTIONS CONSIDERED:** Deny CSM and Rezone change for Jeremy and Jinschele

**TIMING REQUIREMENTS/CONSTRAINTS:** The Village Board shall act within 120 days of submittal of complete application.

**FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/\$**

Remaining CFY

Account Number:

Description:

Budgeted Amount:

Spent to Date:

Percentage Used:

Remaining:

**ATTACHMENTS (describe briefly):** Staff Report