

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

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. May 17, 2023  
Village Board Public Meeting: 6:00 p.m. May 22, 2023

**APPLICANT:**

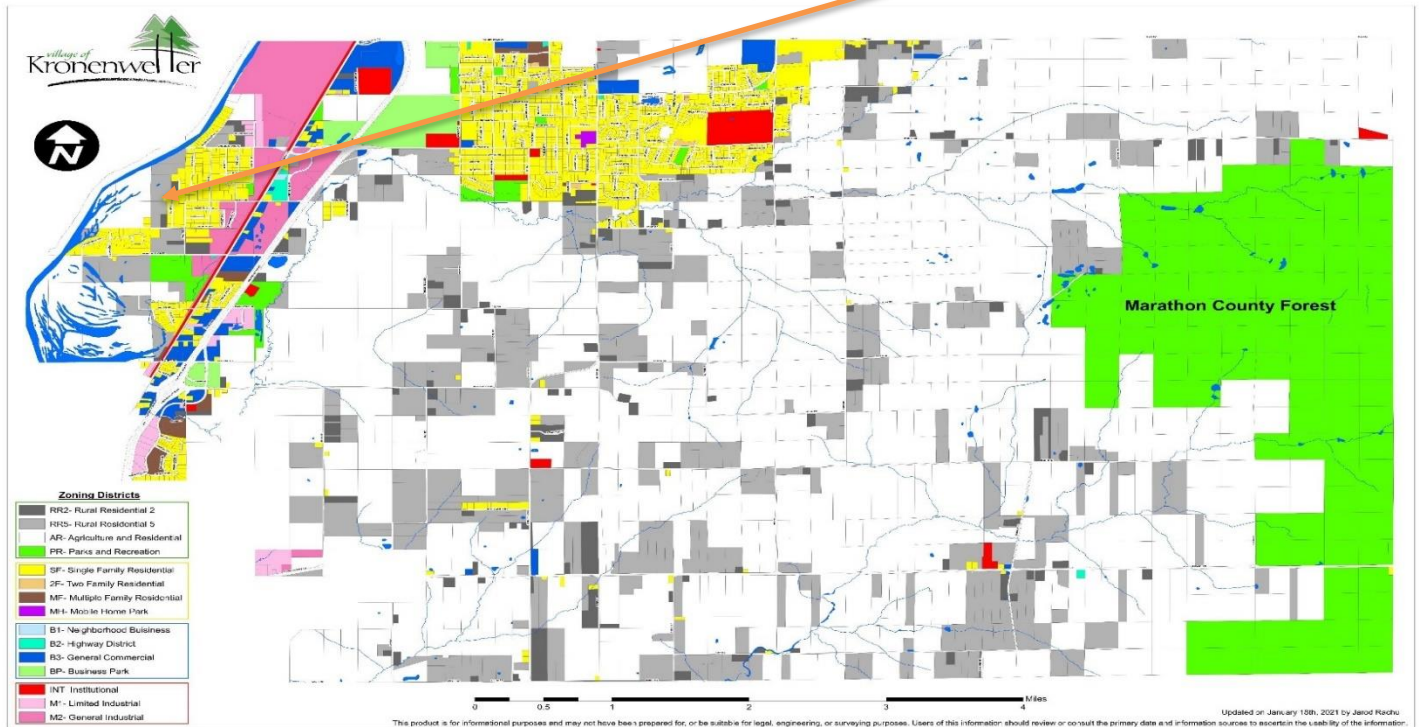
Jeremy & Jennie Jinschele  
150983 Juniper Lane,  
Wausau, WI 54401

**OWNER:**

Jeremy & Jennie Jinschele  
150983 Juniper Lane,  
Wausau, WI 54401

**LOCATION OF REQUEST:** 145-2707-09409-811, 145-2707-0950-976, 145-2707-0950-973, and 145-2707-0950-979, Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)

**PARCEL # 145-2707-0940-981 (BAARS)**

# CERTIFIED SURVEY MAP

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

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST  
1/4 & GOVERNMENT LOT 4 OF SECTION 9,  
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

- LEGEND**
- ④ = GOVERNMENT CORNER LOCATION  
PER COUNTY SURVEY RECORDS
  - = 1" OUTSIDE DIAMETER x 24"  
IRON PIPE 1.68 POUNDS PER FOOT SET
  - = 1.315" OUTSIDE DIAMETER IRON  
PIPE FOUND IN PLACE
  - ⊙ = 0.75" REBAR FOUND IN PLACE
  - ⊕ = 2.375" OUTSIDE DIAMETER IRON  
PIPE FOUND IN PLACE
  - ▲ = MAG SPIKE SET
  - < > = PREVIOUSLY RECORDED AS  
CSM = CERTIFIED SURVEY MAP

BEARINGS REFERENCED TO THE  
SOUTH LINE OF THE SOUTHEAST 1/4  
BEARING S 89°21'38" W PER  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) NAD83 (2011)



PARCEL # 145-2707-0940-981 (BAARS)

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

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 &  
GOVERNMENT LOT 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 54478 PH (715) 241-0947 <a href="mailto:tim@vreelandassociates.us">tim@vreelandassociates.us</a>	
PREPARED FOR:	<b>RANDY BAARS</b>
FILE #: 22-0389 BAARS	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

**SURVEYORS CERTIFICATE**

**SHEET 2 OF 2 SHEETS**

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 AND 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°08'18" 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 1/4 956.29 FEET; THENCE N 89°13'57" E 178.82 FEET; THENCE N 15°30'37" E 343.73 FEET; THENCE N 45°00'00" E 142.77 FEET; THENCE N 0°32'20" E 170.68 FEET; THENCE S 89°25'05" W 100.02 FEET; N 0°32'20" E 105.13 FEET; THENCE S 89°52'37" E 524.06 FEET; THENCE N 63°31'18" E 126.61 FEET TO THE WEST LINE OF SUNNY COURT; THENCE 179.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 163.18 FEET; WHOSE CENTRAL ANGLE IS 62°59'04" AND WHOSE CHORD BEARS S 32°01'21" W 170.48 FEET; THENCE S 89°25'05" W ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 10870 324.94 FEET; THENCE 0°32'20" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 10870 269.90 FEET; THENCE N 89°31'49" E ALONG THE SOUTH LINE OF SAID LOT 1 149.33 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 LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3412 244.83 FEET; THENCE S 0°31'40" W ALONG THE WEST LINE OF SAID LOT 1 643.64 FEET; 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.



DATED THIS 9TH DAY OF MARCH, 2023  
SURVEY PERFORMED OCTOBER 11TH, 2022  
REVISED THIS 29TH DAY OF MARCH, 2023  
VILLAGE BOARD AUTHORIZATION

TIMOTHY G. VREELAND      P.L.S. 2291

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

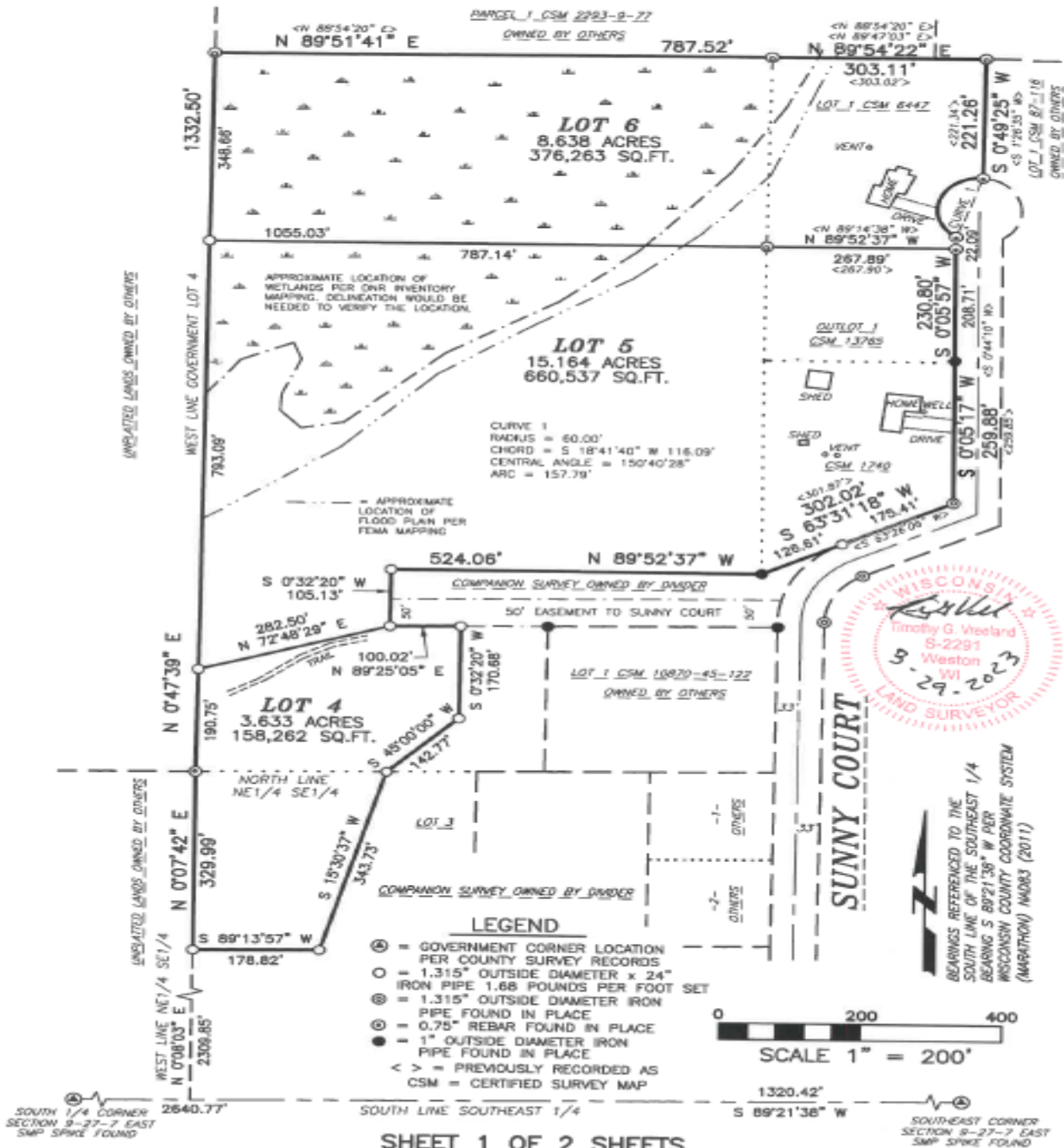
**PARCEL # 145-2707-0940-981 (BAARS)**



# CERTIFIED SURVEY MAP

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

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 & CSM 1740-7-126, LOT 1 CSM 6447-24-62 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.



PARCEL # 145-2707-0940-981 (BAARS)

# **CERTIFIED SURVEY MAP**

## **MARATHON COUNTY NO.**

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 & CSM 1740-7-126, LOT 1 CSM 6447-24-62 AND OUTLOT 1 CSM 13765-80-142, 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>	
6103 DAWN STREET WESTON, WI. 54478	
PH (715) 241-0947 <a href="mailto:tim@vreelandassociates.us">tim@vreelandassociates.us</a>	
PREPARED FOR:	<b>RANDY BAARS</b>
FILE #:	22-0389 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

### **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 AND CERTIFIED SURVEY MAP NUMBER 1740, RECORDED IN VOLUME 7 ON PAGE 126, LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6447, RECORDED IN VOLUME 24 ON PAGE 62 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 13765, RECORDED IN VOLUME 60 ON PAGE 142, LOCATED IN 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°08'03" E 2309.85 FEET TO THE POINT OF BEGINNING; THENCE N 0°07'42" E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 329.99 FEET; THENCE N 0°47'39" E ALONG THE WEST LINE OF GOVERNMENT LOT 4 1332.50 FEET; THENCE N 89°51'41" E ALONG THE SOUTH LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 2293 787.52 FEET; THENCE N 89°54'22" E ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6447 303.11 FEET; THENCE S 0°49'25" W ALONG THE EAST LINE OF SAID LOT 1 221.26 FEET; THENCE 157.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 60.00 FEET, WHOSE CENTRAL ANGLE IS 150°40'28" AND WHOSE CHORD BEARS S 18°41'40" W 116.09 FEET; THENCE S 0°05'57" W ALONG THE WEST LINE OF SUNNY COURT 230.80 FEET; THENCE S 0°05'17" W ALONG THE WEST LINE OF SUNNY COURT 259.88 FEET; THENCE S 63°31'18" W ALONG THE WEST LINE OF SUNNY COURT 302.02 FEET; THENCE N 89°52'37" W 524.06 FEET; THENCE S 0°32'20" W 105.13 FEET; THENCE N 89°25'05" E 100.02 FEET; THENCE S 0°32'20" W 170.68 FEET; THENCE S 45°00'00" W 142.77 FEET; THENCE S 15°30'37" W 343.73 FEET; THENCE S 89°13'57" W 178.82 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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DATED THIS 9TH DAY OF MARCH, 2023  
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VILLAGE BOARD AUTHORIZATION  
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\_\_\_\_\_  
COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

Map 2: Location Map  
(Source Data CSM)

PARCEL # 145-2707-0940-981 (BAARS)

**LOT 1:** Left side first Bottom Corner page 1 CSM -2.00 acres Current Zoning Rural Residential 5 (RR-5) Future Zoning Rural Residential 2 (RR-2) (*See Map 2 and Map 3*)

**LOT 2:** North and East Page 1 CSM 5.134 acres Stays Rural Residential RR-5)

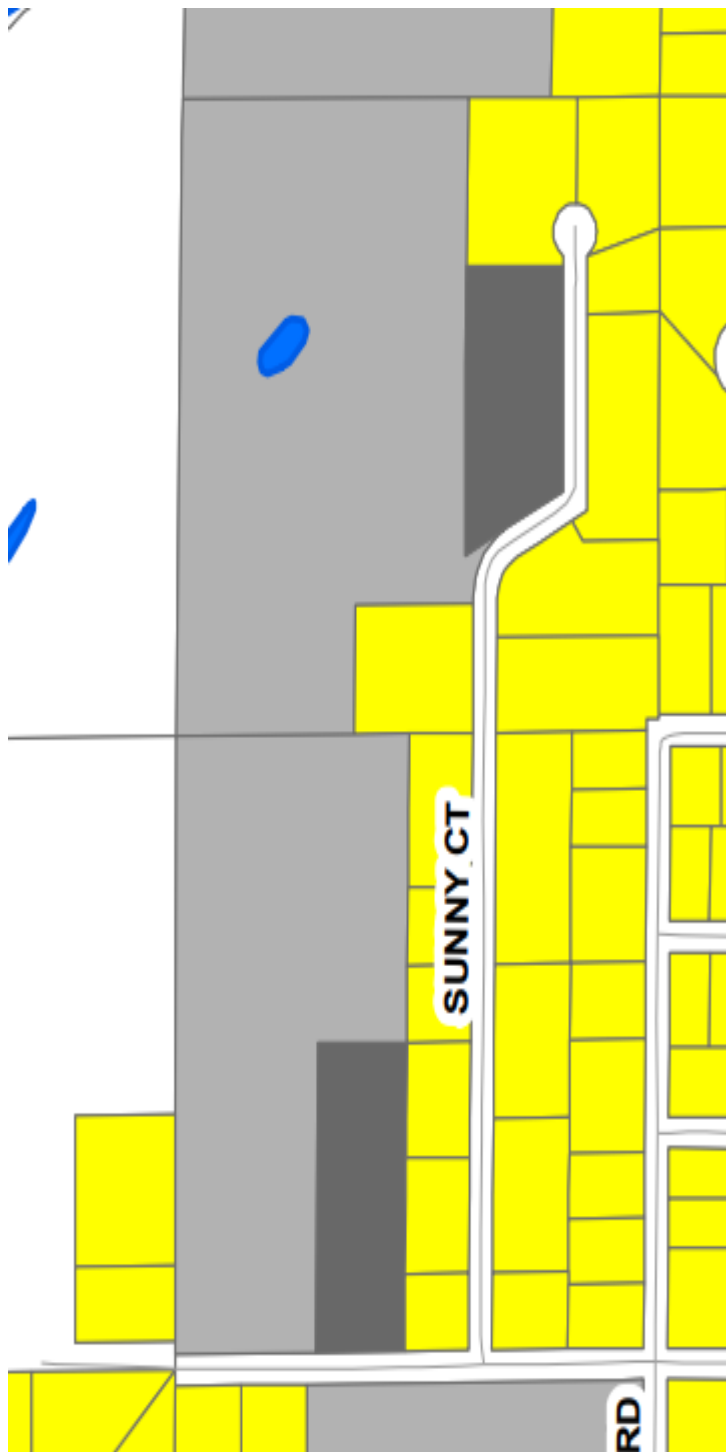
**LOT 3:** North of Lot 2 Page 1 CSM 4.876 acres Current Zoning Rural Residential 5 (RR-5) Future Zoning Rural Residential 2 (RR-2) (*See Map 2 and Map 3*)

**LOT 4:** North and West of Lot 3 Pages 1, and 3 CSM 3.633 Acres Current Zoning Rural Residential 5 (RR-5) Future Zoning Rural Residential 2 (RR-2) (*See Map 2 and Map 3*)

**LOT 5:** North of Lot 4 Pages 4 CSM 15.164 acres Current Zoning Rural Residential 2 (RR-2) and Rural Residential 5 (RR-5). Future Zoning Rural Residential 5 (RR-5).

**LOT 6:** North of lot 5 Pages 4 CSM 8.638 acres Current Zoning Single Family (SF) and Rural Residential 5 (RR-5). Future Zoning Rural Residential 5 (RR-5).

**OUTLOT 1:** East of lot 2 and lot 3 Pages 1 CSM 3.619 acres Current Zoning Rural Residential 5 (RR-5) Future Zoning Rural Residential 2 (RR-2)



### Zoning Districts

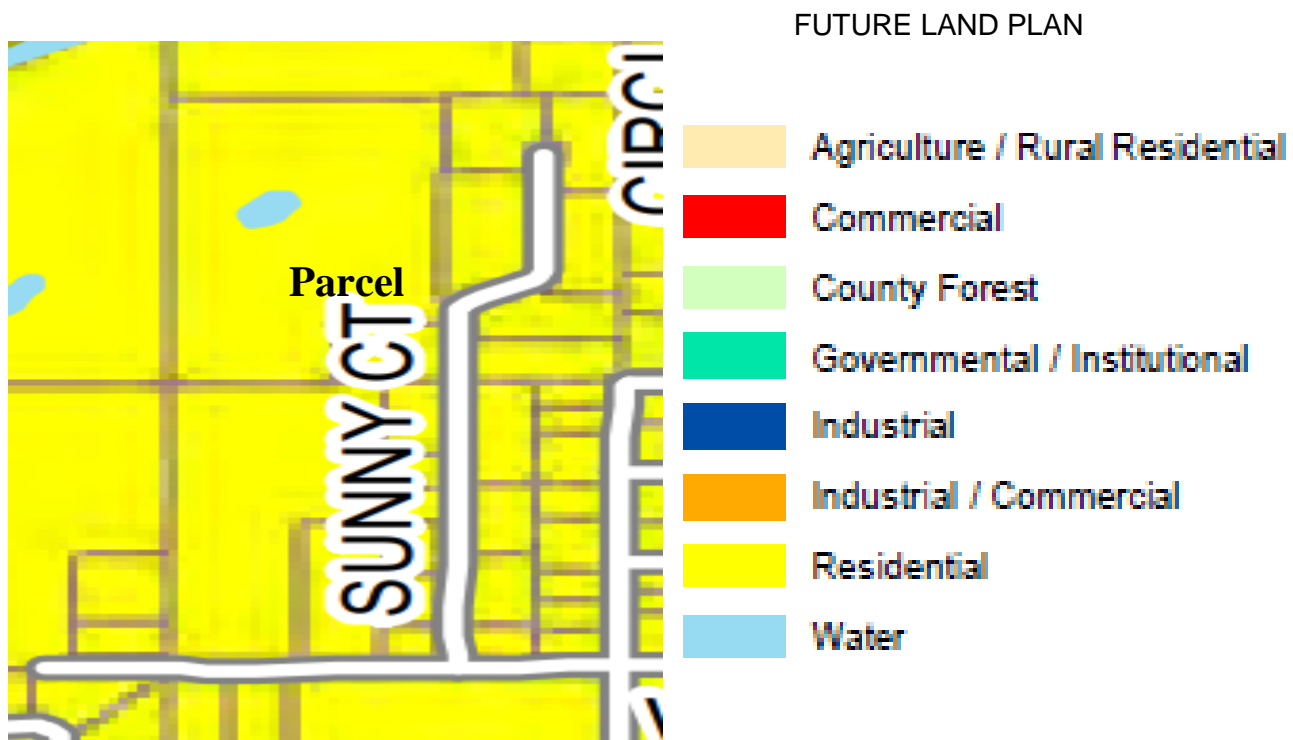
RR2- Rural Residential 2
RR5- Rural Residential 5
AR- Agriculture and Residential
PR- Parks and Recreation
SF- Single Family Residential
2F- Two Family Residential
MF- Multiple Family Residential
MH- Mobile Home Park
B1- Neighborhood Business
B2- Highway District
B3- General Commercial
BP- Business Park
INT- Institutional
M1- Limited Industrial
M2- General Industrial

**Map 3: Current Zoning** (Source Data: Village of Kronenwetter)

**PARCEL # 145-2707-0940-981 (BAARS)**

## COMPREHENSIVE PLAN

**FUTURE LAND USE:** Single-Family (SF) (See Map 4)



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

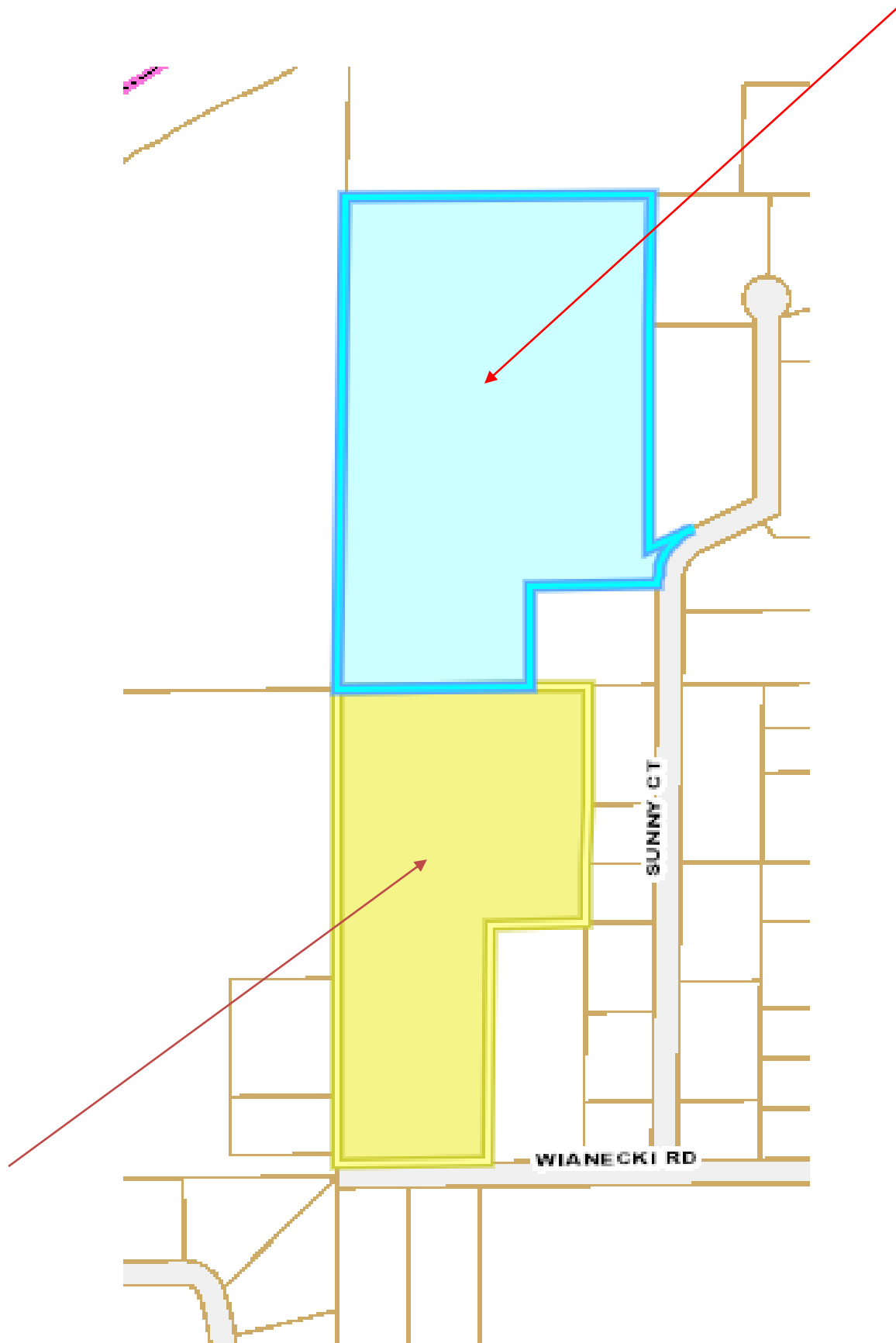
**LEGAL NOTIFICATION:** A legal advertisement was published in the *Wausau Daily Herald* on Sunday, May 1, 2023, and Sunday, May 7, 2023. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property.

### INTRODUCTION:

The proposed rezone is consistent with the Comprehensive Plan and is consistent with the current use of other properties in the area. The rezone does comply with the intent of this chapter. The 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.

**PARCEL # 145-2707-0940-981 (BAARS)**





**Map 5: Aerial Photo**  
(Source Data: Marathon County)

**PARCEL # 145-2707-0940-981 (BAARS)**

**VILLAGE OF KRONENWETTER PLANNING COMMISSION  
MAY 17, 2023**

**PARCEL # 145-2707-0940-981 (BAARS)**

**CSM & ZONING CHANGE REQUEST**

**RECOMMENDED MOTION**

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.

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION**

*Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:*

- 1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
  - Yes. The Future Land Use Map has this parcel, as well as multiple others around it, designated as Rural Residential 5 (RR 5). This is consistent with the Comprehensive Plan Goal of striving to avoid allowing conflicting land uses to be located adjacent to one another.
- 2. Does the rezoning further the purpose and intent of this Chapter?*

**PARCEL # 145-2707-0940-981 (BAARS)**

- Yes. The portion of the Village where this property is located is classified as Residential on the Village's Future Land Use Map. By rezoning this property, the property would maintain a residential use that would be consistent with the surrounding area. This satisfies the Zoning Ordinance's purpose of preserving and enhancing community appearance and quality of life.
3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*
- No Changes.
4. *Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property?*
- Yes. There are Rural Resident 2 (RR-2) and Rural Residential 5 (RR-5) lots that are located near this parcel. The property owners will continue to utilize the parcel for rural residential purposes.
5. *Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 80 feet of frontage or contains 2 acres of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.*
- Yes. The proposed parcels will meet all minimum requirements with the exception of Lot 4 which needs an easement.
6. *For applications to rezone land to a multi-family, commercial, or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?*
- This land is not being rezoned to a multi-family, commercial, or industrial zoning district.