

Conditional Use Permit Application

Application Fee: \$350 Regular Meeting / \$500 Special Meeting

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



Applicant Information

1. Applicant Name Drew Rupp Phone Number (712) 395-8698
Address 3664 Martin Rd, Kronenwetter, WI, 54455
Email drew.rupp10@gmail.com
2. Owner Name Drew Rupp Phone Number (712) 395-8698
Address 3664 Martin Rd, Kronenwetter, WI, 54455
Email drew.rupp10@gmail.com
3. Prepared By Company Name Focused K9 LLC Name Drew Rupp
Address 3664 Martin Rd, Kronenwetter
Phone Number (712) 395-8698 Email focusedk9lessons@gmail.com

Property Information

4. Property Address 3664 Martin Rd, Kronenwetter, WI, 54455
5. Parcel Identification # (PIN) 14527080340994 6. Parcel Acreage 10
7. Legal Description (attach additional sheet if necessary) Attached
8. Conditional Use request from § 520-23 of the Zoning Ordinance to allow Dog Kennel
9. Generally describe the current zoning and land uses of the subject property and surrounding properties:
- | | | | |
|------------------|------------------------------------|--------|------------|
| Subject Property | <u>Rural Residential</u> | Zoning | <u>RR5</u> |
| North | <u>Agriculture and Residential</u> | Zoning | <u>AR</u> |
| South | <u>Agriculture and Residential</u> | Zoning | <u>AR</u> |
| East | <u>Rural Residential</u> | Zoning | <u>RR5</u> |
| West | <u>Rural Residential</u> | Zoning | <u>RR5</u> |

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?
- Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Drew Rupp

8/25/2025

Applicant

Date

Drew Rupp

8/25/2025

Owner

Date

Drew Rupp

8/25/2025

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received 8-26-25 Check # 100

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

Statement of Compliance with the Village of Kronenwetter Comprehensive Plan
Submitted in Support of Conditional Use Permit Application for Focused K9 LLC

This application is submitted to request a Conditional Use Permit for the operation of a professional dog training business, Focused K9 LLC, located on the subject property. The proposed conditional use includes the operation of a board and train program providing general obedience training for dogs.

All training activities will take place within an existing 1,392 square foot outbuilding located on the property. This outbuilding is used solely for dog training purposes and is not open to the public. No alterations to the building's exterior or surrounding land are proposed as part of this use.

Description of Activities:

- The business will operate as a board and train program, meaning client dogs are dropped off for a set period of time (typically 1–3 weeks) and reside on-site for the duration of their training.
- General obedience training is the primary service provided, including skills such as sit, down, stay, recall, leash walking, and place work.
- Training will be conducted by the business owner only; there are no group classes, public-facing sessions, or multiple staff involved.
- No more than 3 dogs will be in training at one time, with an average of 2. This ensures individual attention and minimal impact on the property and surrounding area.

This statement outlines how the proposed use aligns with the goals and objectives of the Village of Kronenwetter Comprehensive Plan (2019) and demonstrates that the business is compatible with the character, vision, and priorities of the Village.

1. Economic Development Alignment

Focused K9 LLC contributes to the Village's goal of encouraging small business growth and fostering a diverse local economy (Comprehensive Plan, Chapter Seven). As a locally owned and operated service, the business:

- Supports entrepreneurship within the Village.
- Expands professional service offerings for residents.
- Has potential to create local jobs in training and administrative roles.

This aligns directly with the Village's economic development strategy to encourage the growth of existing businesses and promote high-quality, locally based services.

2. Land Use Compatibility

The business operates on private property in a manner that is low-impact, discreet, and respectful of the rural residential character of Kronenwetter (Comprehensive Plan, Chapter Eight). Specifically:

- Dogs are not left unattended outside.
- Outdoor training is limited to structured, supervised activities.
- Noise is controlled using bark collars, training protocols, and soundproofing measures.
- The average number of dogs in training at any given time is two, with no more than three dogs at one time.
- There is no traffic impact on the neighborhood, as dogs are dropped off by appointment and remain on-site for the duration of training. There is no ongoing flow of client visits or pickups.

The business does not change the underlying residential nature of the property and complies with the intent of conditional use designations for home-based or specialty services.

3. Public Safety Benefits

Focused K9 LLC directly supports the Village's public safety goals (Chapter Four) by:

- Reducing dog-related nuisance calls or bite incidents through professional training, especially with reactive dogs.
- Educating owners on responsible pet handling.
- Potentially supporting local law enforcement with future training and behavioral support for community safety initiatives.

These services promote safer neighborhoods and reduce the risk of incidents involving untrained or poorly managed pets.

4. Environmental and Waste Management Practices

The business utilizes a local garbage removal service for proper waste disposal and maintains a clean, sanitary training environment (Chapter Two: Natural Resources). There is no outdoor kennel boarding. All dogs are housed indoors under direct supervision, ensuring:

- No soil or water contamination.
- No excessive barking or environmental disruption.
- Responsible use of the land consistent with Village values on preserving open space and rural aesthetics.

5. Community Character and Quality of Life

Residents choose Kronenwetter for its rural setting, quality of life, and strong sense of community. Focused K9 LLC contributes to those values by:

- Offering personalized, professional services that keep dogs in homes and out of shelters.
- Providing convenience through in-home lessons tailored to each family's needs.
- Limiting the number of dogs in training (total of 3 or less at any time) to ensure quality, safety, and minimal impact—distinctly different from a boarding kennel.

This approach helps strengthen the Village's character as a safe, family-friendly, and service-oriented community.

Conclusion

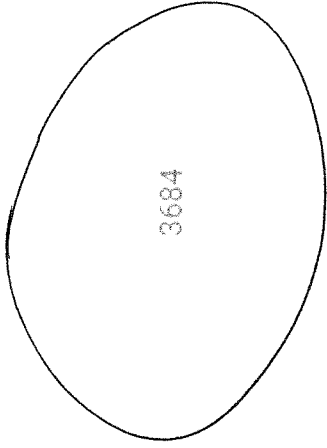
Focused K9 LLC respectfully requests consideration for a conditional use permit as a use that is fully aligned with the Village of Kronenwetter Comprehensive Plan. The business operates in a manner that is responsible, community-conscious, and supportive of the Village's long-term goals for land use, public safety, economic development, and rural character preservation.

LEGAL DESCRIPTION

The land referred to in this commitment, situated in the Village of Kronenwetter, County of Marathon, and State of Wisconsin, is described as follows:

That part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section Three (3), Township Twenty-seven (27) North, Range Eight (8) East, in the Town (now Village) of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said forty acre parcel; thence East along the South line thereof 330 feet to the point of beginning; thence North, 1320 feet more or less parallel with the West line of said forty to the North line of said forty, thence East 330 feet along the North line of said forty; thence South, 1320 feet more or less, to the South line of said forty; thence West 330 feet to the point of beginning; EXCEPTING therefrom those parts used for roadway purposes.



3664

No alterations