

Zoning Change Request Application

Application Fee: \$300 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4th Tuesday of each month.

Although not required, it is recommended that the applicant attend these meetings.

Applicant Information

1. Applicant Name Greg Tesch Phone Number 715/551-9700
Address 2210 River Forest Lane Kronnewetter
Email sales@checkpointcharlies.com
2. Property Titleholder Name Premier Property Holdings LLC Phone Number 715-551-9700
Address 1190 Gardner Park Road Kronnewetter
Email sales@checkpointcharlies.com
3. Prepared By Company Name Vreeland Associates Name Tim Vreeland
Address 6103 Dawn Street Weston
Phone Number 715/241-0947 Email tim@vreelandassociates.us

Property Information

4. Property Address 1190 Gardner Park Road Kronnewetter
5. Section 3 Township 27 Range 7 6. Parcel Identification # (PIN) 14527070340972
7. Legal Description (attach an additional sheet if necessary) Parcel 1 CSM 8726
8. Current Zoning District R5 9. Proposed Zoning District M2
10. Parcel Acreage 5.068 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Condo Plat
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Not that I'm aware of.

13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? Yes, Commercial Condo's



Required Attachments

1. Narrative describing the zoning change request with respect to the following matters:
 - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 - b. Does the rezoning further the purpose and intent of this Chapter?
 - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
 - d. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
 - e. 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 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
 - f. 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?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

Applicant Acknowledgement

I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Greg Tesch

9/8/2025

Applicant

Date

Premier Property Holdings LLC

9/8/2025

Property Titleholder

Date

Tim Vreeland

9/8/2025

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

NARRATIVE

- 1.)
 - a.) The rezone is consistent with the Comprehensive Plan.
 - b.) Yes
 - c.)
 - i.) No Mistake in Zoning Map
 - ii.) No factors have changed
 - iii.) No growth patterns or rates have changed
 - d.) The rezone would maintain the desired consistency
 - e.) The rezone would meet lot size requirements
 - f.) Adequate public infrastructure is available
- 2.) A preliminary map has been attached showing the boundaries and proposed structures.