

**PARCEL # 145-2707-095-0970 AND # 145-2707-094-0963 (JEROME BAARS)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. October 20, 2025

APPLICANT:

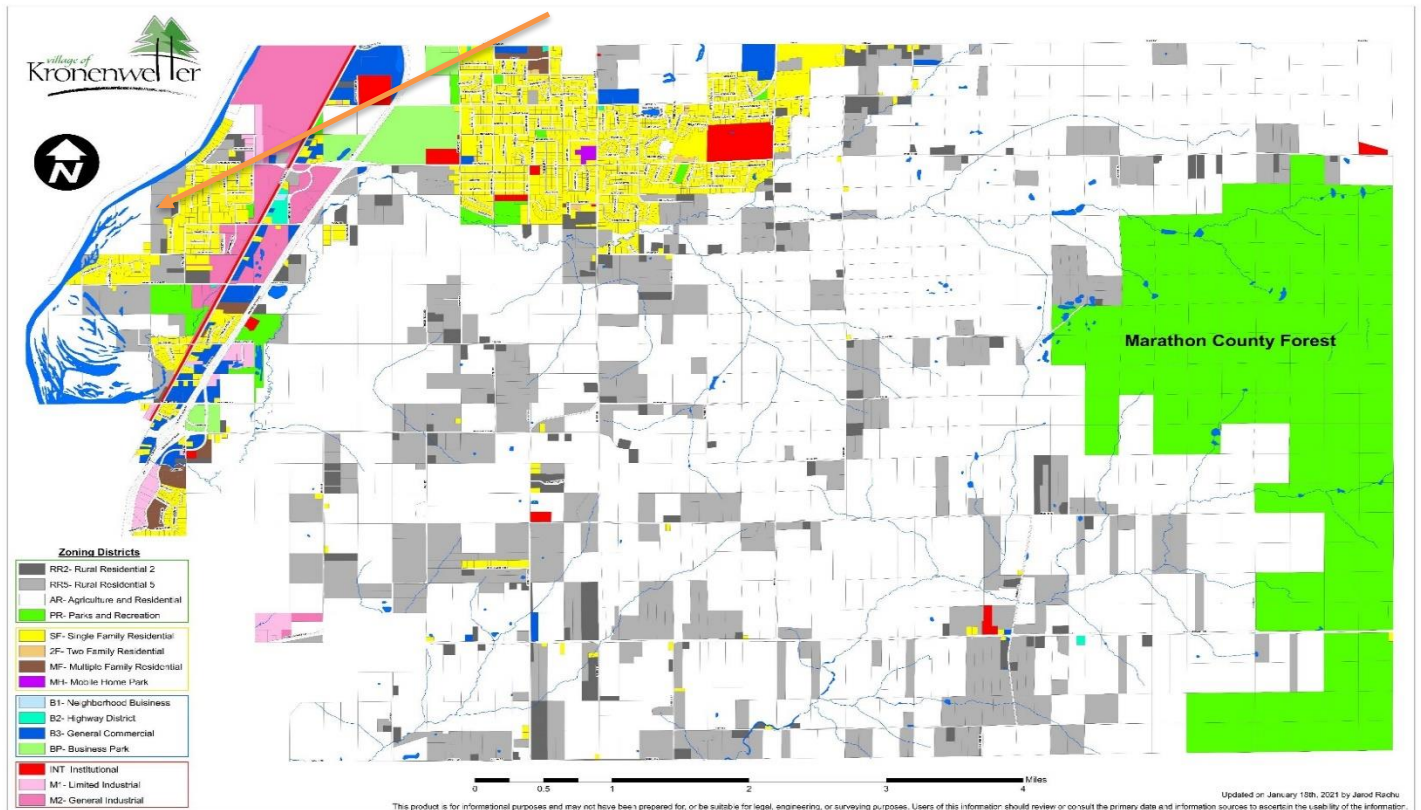
Tim Vreeland
6103 Dawn Street
Weston, WI 54476

OWNER:

Jerome Baars
1825 Helke Rd
Kronenwetter, WI 54455

LOCATION OF REQUEST: Sunny court (Vacant), Kronenwetter, WI 54455 (See Map1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

(Jerome Baars CSM)



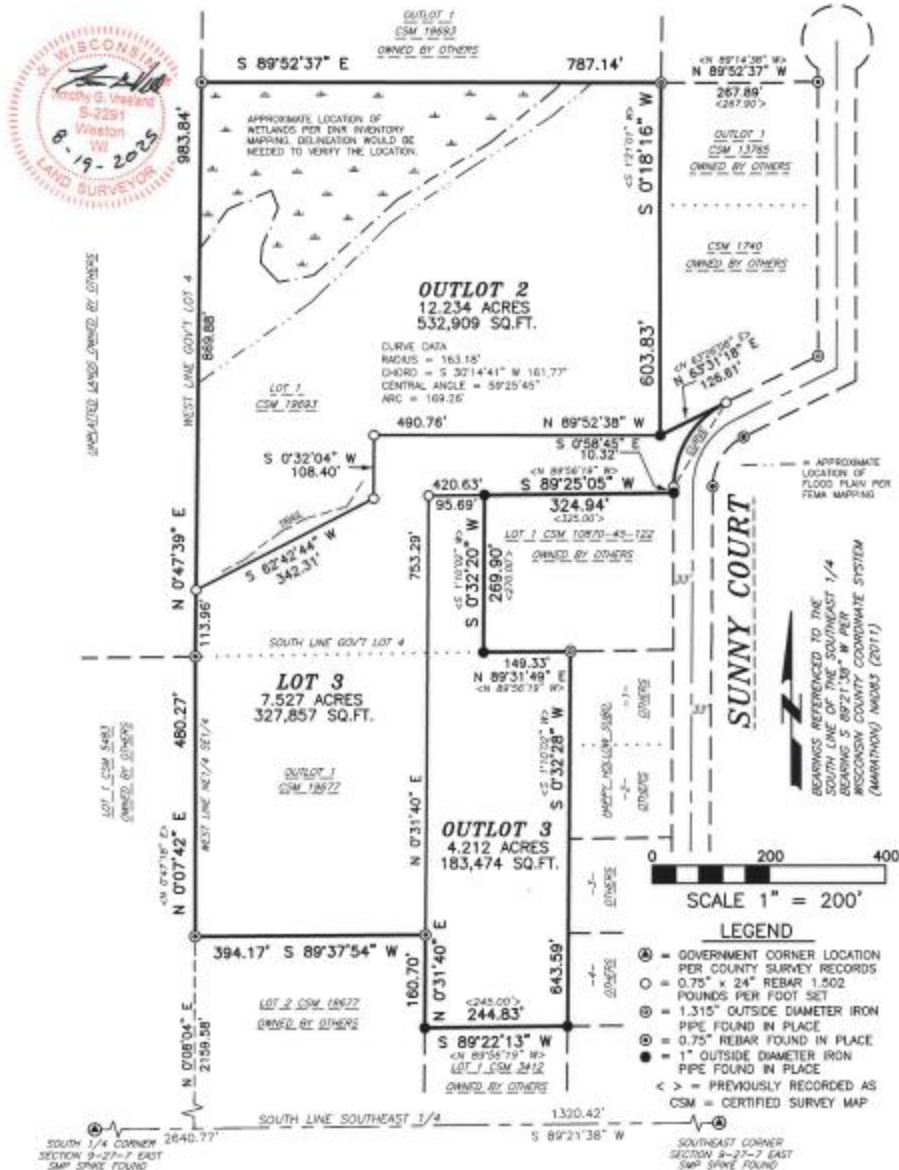
2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS



CERTIFIED SURVEY MAP

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 tgv@vreelandassociates.us	
PREPARED FOR: JEROME BAARS	
FILE #: 22-0389 BAARS	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JEROME BAARS, I SURVEYED, MAPPED AND DIVIDED ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19677 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. 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.




TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 19TH DAY OF AUGUST, 2025
SURVEY PERFORMED AUGUST 13TH, 2025

VILLAGE BOARD AUTHORIZATION
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 _____, 2025.

COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR

CSM REQUEST:

Jerome Baars, Sunny Court, Kronenwetter, WI 54455, requests a Three Lot CSM. Two Existing parcels, Lot 1 (15.987 acres) and Out lot 1 (7.991 acres) will be reconfigured to create Out lot 2 (12.234 acres), Lot 3 (7.52 acres) and Out lot 3 (4.212 acres). Proposed Lot 3 meets the minimum area (5 acres), minimum lot width (300ft) and minimum frontage (100ft) requirements of RR5 – Rural Residential 5 Zoning District.

RECOMMENDED MOTION:

To approve the CSM as proposed.