

Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455
CONDITIONAL USE PERMIT
Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing:
Plan Commission Meeting

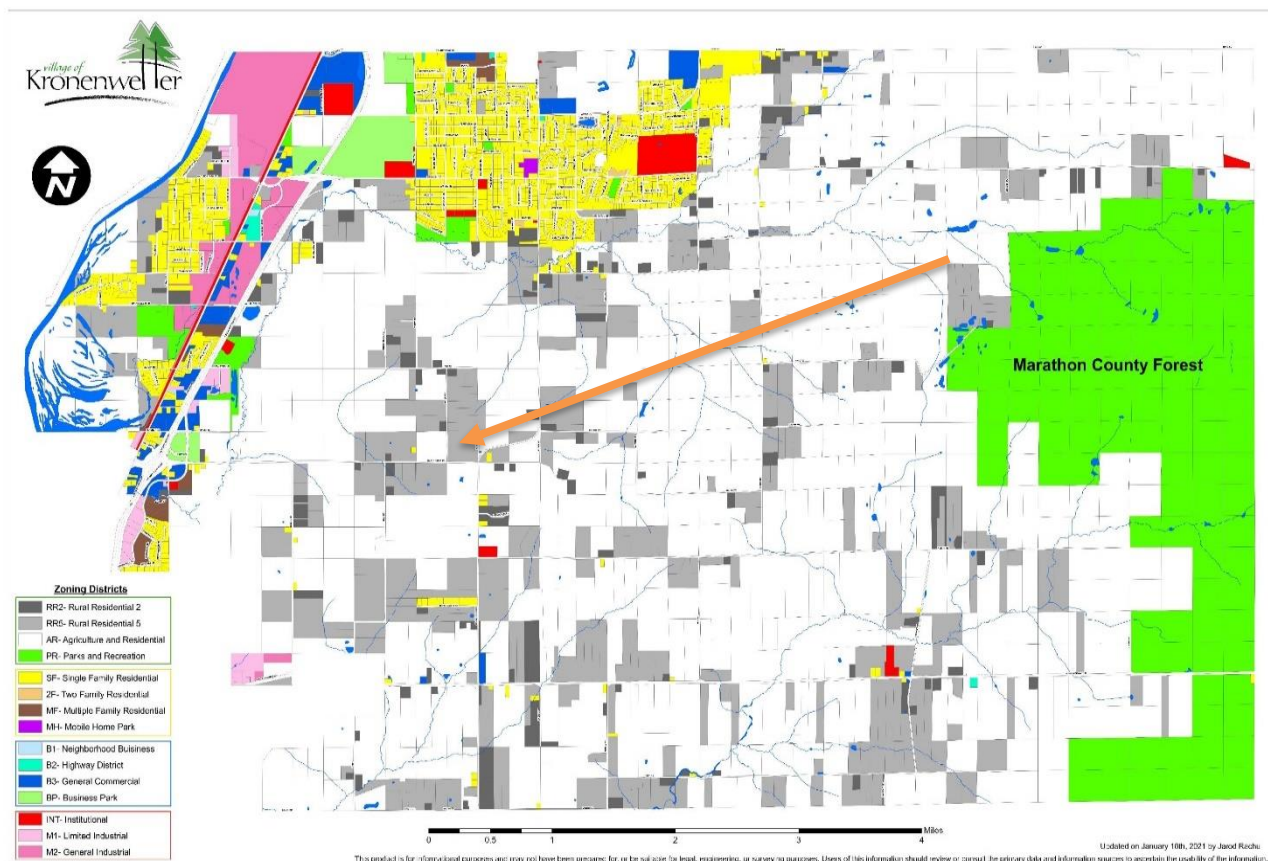
6:00 p.m. March 17, 2025
6:00 p.m. March 31, 2025

APPLICANT:

Jeffrey A. Jerde
1848 Maple Ridge Rd
Kronenwetter, WI 54455

LOCATION OF REQUEST: 1848 Maple Ridge Rd, Kronenwetter WI 54455 (*See Map 1*)

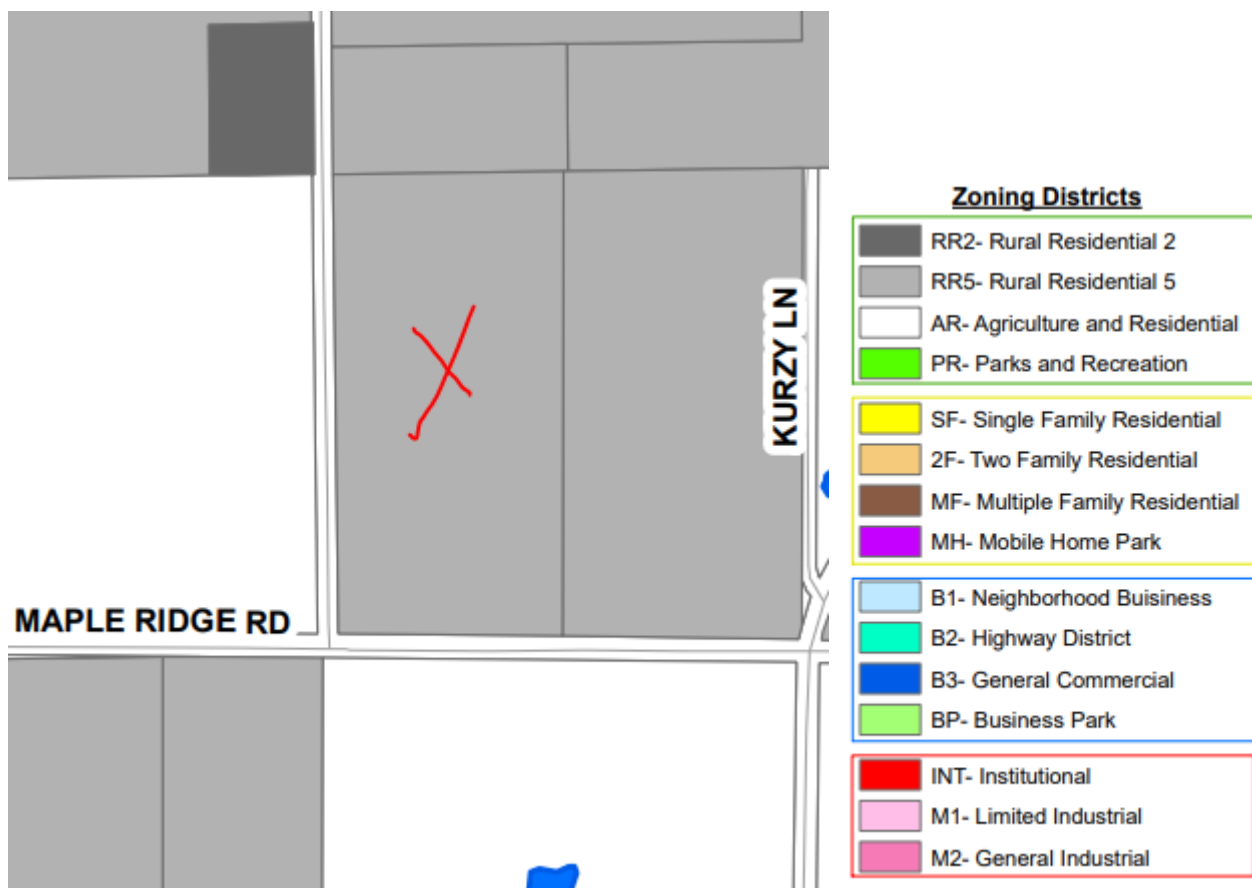
VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



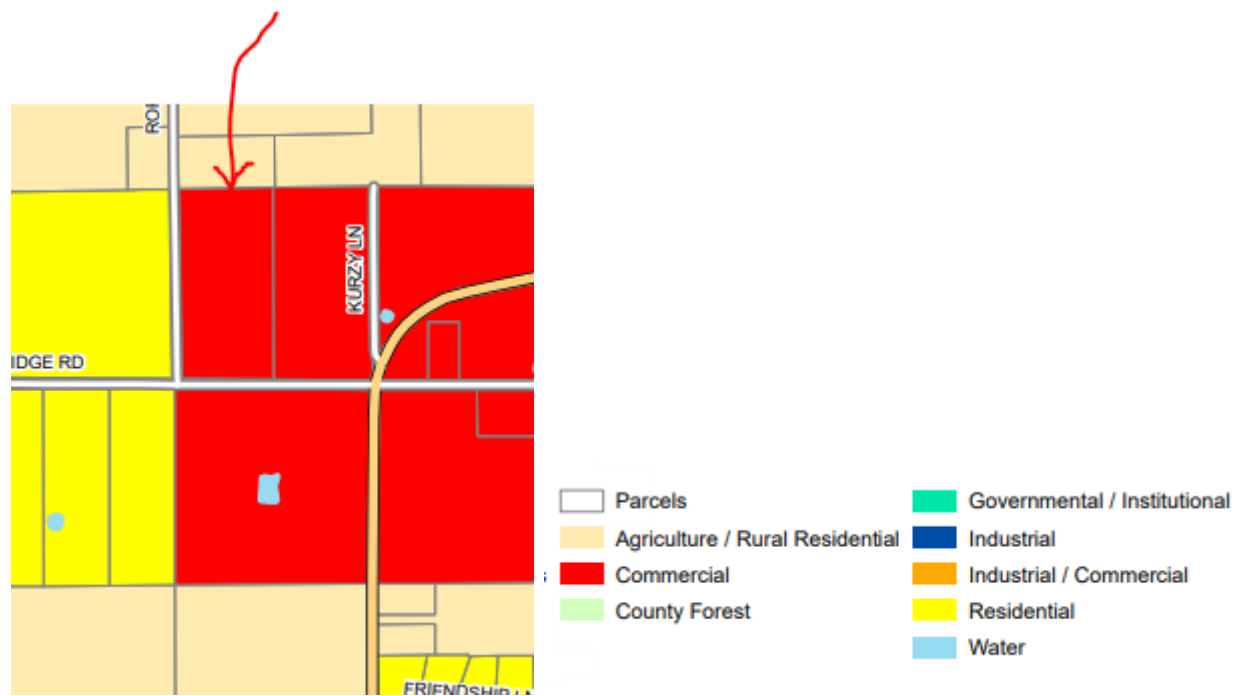
Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)



Map 2: Aerial Photo
(Source Data: Marathon County GIS)



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



Map 4: Future Land Use Map
(Source Data: Village of Kronenwetter)
Jeff Jerde – CONDITIONAL USE PERMIT

**LEGAL DESCRIPTION
OF PROPERTY:**

1848 MAPLE RIDGE RD, KRONENWETTER, WI 54455. SEC 24-27-07 W ½, NE ¼, NW ¼. Tax Parcel ID Number: 145-2707-242-0998.

ZONING:

RR5 – Rural Residential 5

ACREAGE:

1848 MAPLE RIDGE RD – 19.92 acres

LEGAL NOTIFICATION:

A legal advertisement was published in the *Wausau Daily Herald* on Monday, March 3, 2025, and Monday March 10, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on March 3, 2025.

PROPOSED CONDITIONAL USE: Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

**DEVELOPMENT
PATTERN (AND
ZONING):**

Subject Property: RR5
North: RR5
South: AR
East: RR5
West: AR

INTRODUCTION

Jeff Jerde, 1848 Maple Ridge Rd, Kronenwetter WI 54455, has applied for a conditional use permit (CUP) for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition).

The subject property is located on 19.92 acres. The site is bordered by Maple Ridge Road to the south and Ropel Road to the west. All adjacent parcels have activities associated with Agricultural land use. For the past eleven years the property has been used for Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition.

There is an existing 70ft x 130ft indoor riding arena with 28f x 64ft horse stall area. If the conditional use is approved, the applicant proposes to add a 70ft x 150ft building for horse boarding and therapy.

Additional Information for Conditional Use Permits:

State Statutes - 2017 Wisconsin Act 67 modified state law

- Substantial Evidence, “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons must accept in support of a conclusion.”

- Burden of proof is primarily on applicant: Applicant must demonstrate that conditions established will be satisfied, supported by substantial evidence.
- Decisions cannot be based on hearsay, speculation, emotion. Any condition imposed must be based on substantial evidence.
- Decisions to approve or deny must be supported by substantial evidence.
- Where an applicant “meets or agrees to meet all of the requirements and conditions specified” in the ordinance or imposed by the decision-maker (Plan Commission), the conditional use permit must be granted.

Possible Conditions for Approval

1. Performance Standards under 520-21 must be met.
2. Performance Standards under 520-23 L (2) must be met.
3. Applicable Performance Standards under 520-27 H. Keeping of farm animals on residential lots must be met.
4. Requirements of Chapter 200 Animals must be met.
5. All local and state permits and approvals must be obtained.
6. Any future signs must comply with Article XIII. – Signs.
7. Temporary Use Permit, per 520-122 must be obtained prior to any Special Events.
8. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved.

Findings of Fact (To be determined by the Planning Commission): Staff Comments

Village of Kronenwetter CUP Standards

1. 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 Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) is located in RR5- Rural Residential 5. A Commercial Animal Establishment is a Conditional Use in RR5. The Future Land Use Map has this parcel zoned Commercial. A Commercial Animal Establishment is a permitted use in Commercial Zoning Districts.

2. 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 improvements, 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 any other plan, program, map, or ordinance adopted by the Village?

For the past eleven years the applicant has provided some level of Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition at the subject property. Over the years, the demand and participation in these activities have increased. The subject property is surrounded by "farm fields." The neighbors fully support the current and proposed uses. Due to size of the parcel, its rural location and existing use, there is little effect on those the factors mentioned above.

If the proposed Conditional Use Permit is approved, the applicant will be required to submit Building Permits, Sanitary Permits and Commercial State Plan approval prior to construction. In addition, a Temporary Use Permit will be required for special events.

3. 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?

The parcel is 19.92 acres and zoned RR5, 3500sf short of meeting AR lot standards. A Commercial Animal Establishment is a permitted use within the AR Zoning District. The property is surrounded by parcels zoned AR or RR5. Thirty four percent of the adjoining property is owned by the applicant. With the exception of the new building for additional boarding and therapy area, the land use, land use intensity and land use impacts remain unchanged.

4. 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?

The existing Village Road (Ropel Road) is the only improvement provided to the parcel. Ropel Road has maintained increased traffic over the years due to the services and activities provided at the subject property. No other improvements, facilities, utilities or services are required.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed Commercial Animal Establishment will provide Horse boarding and Horse Therapy. In addition, the applicant proposes special events to include Barrel Races and Horse Competitions during the summer. One of the services offered, Electro Equiscope Therapy, is highly specialized with only few providing such services for horses. The special events bring in competitors from all over Wisconsin and surrounding states which helps the local economy.