

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 Dustin Vreeland Vreeland Associates Phone Number 715-241-0947
Address 6103 Dawn Street Weston, WI
Email dustin@vreelandassociates.us
2. Property Titleholder Name HVF Inacome Trust (Dale Folwarski) Phone Number 715-693-4002
Address 1756 E State Highway 153 Kronenwetter, WI
Email _____
3. Prepared By Company Name Vreeland Associates Name _____
Address _____
Phone Number _____ Email _____

Property Information

4. Property Address 1756 E. State Highway 153
5. Section 25 Township 27 Range 7 6. Parcel Identification # (PIN) 145-2707-253-0993
7. Legal Description (attach an additional sheet if necessary) see attached draft CSM
8. Current Zoning District AR 9. Proposed Zoning District RR5
10. Parcel Acreage 5.055 11. Will the Zoning Change be accompanied by a CSM or Subdivision? CSM
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? It currently has improvements

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.

Vreeland Associates

7-23-2025

Applicant

Date

HVF Income Trust

7-23-2025

Property Titleholder

Date

Dustin Vreeland

7-23-2025

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 proposal is consistent with the Village comprehensive Plan.
 - b.) Yes, I think?
 - c.) No mistake in mapping and no change in factors or growth patterns.
 - d.) The zone change is consistent with land use.
 - e.) The lot does meet minimum requirements of the propose district.
 - f.) Propose rezone to RR5 and will be residential use.
- 2.) Propose CSM is attached. Only the north and east lines have been established with this survey and all structures meet minimum setbacks. The west line and highway right of way are existing.

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

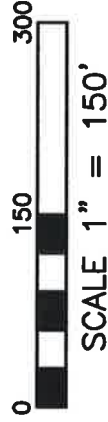
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, TOWNSHIP 27 NORTH, RANGE 7 EAST,
VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us
PREPARED FOR: DALE FOLWARSKI
FILE #: 24-0304 FOLWARSKI
DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: DALTON L. ZEINERT

LEGEND

- ④ = GOVERNMENT CORNER LOCATION
PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502
POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON
PIPE FOUND IN PLACE
- ▲ = WOOD LATH SET
- < > = PREVIOUSLY RECORDED AS
CSM = CERTIFIED SURVEY MAP

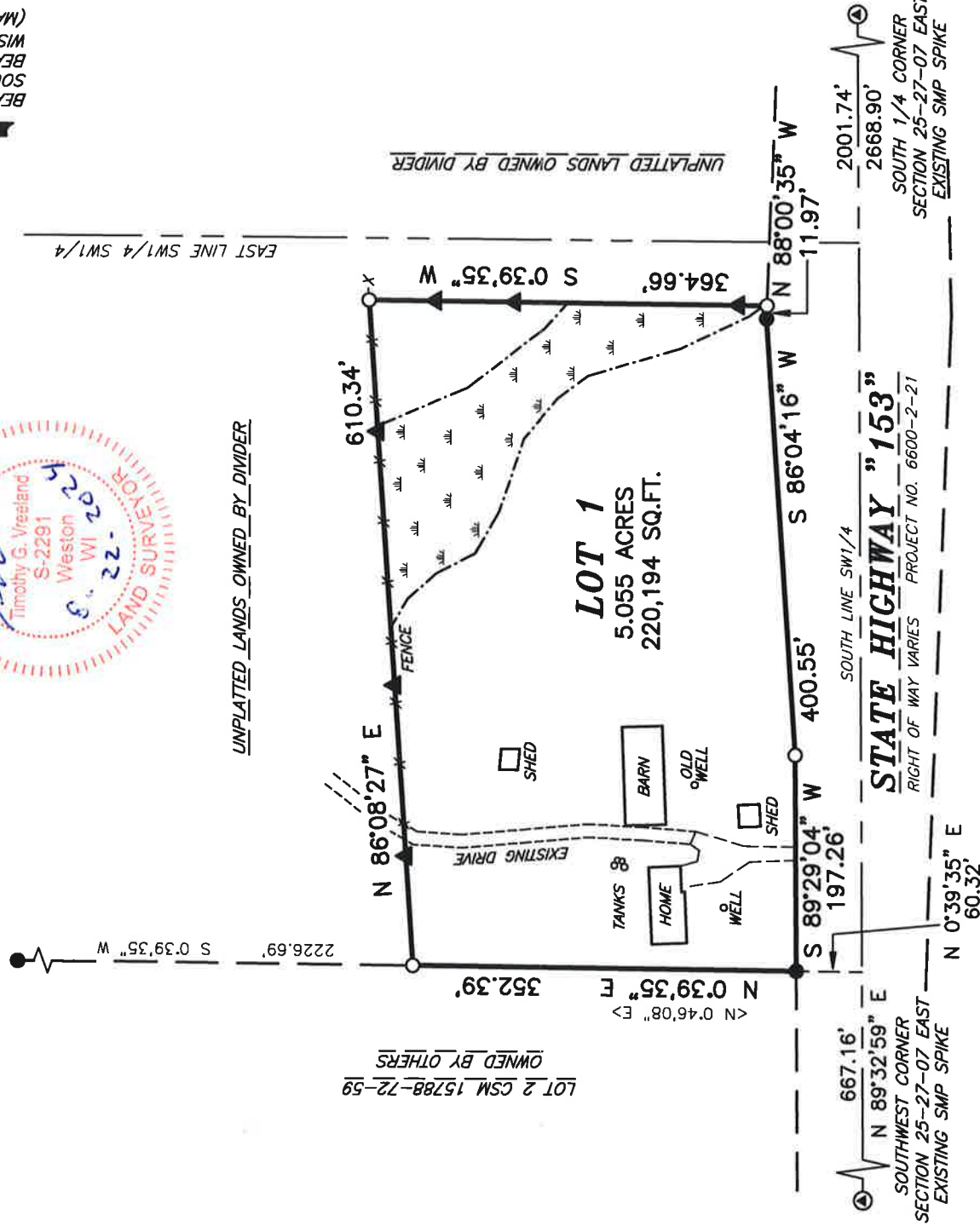
--- = APPROXIMATE LOCATION OF WETLANDS
PER DNR INVENTORY MAPPING.
DELINEATION WOULD BE NEEDED TO
VERIFY THE LOCATION.



THIS MAP DOES NOT TRANSFER PROPERTY
OWNERSHIP, AND THE SALE OR TRANSFER
OF PROPERTY REQUIRES A RECORDED
DEED EXCEPTING PUBLIC DEDICATION.



BEARINGS REFERENCED TO THE
SOUTH LINE OF THE SOUTHWEST 1/4
BEARING N 89°32'59" E PER
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) MAD83 (2011)



CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
25, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DALE FOLWARSKI, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N 89°32'59" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 667.16 FEET; THENCE N 0°39'35" E 60.32 FEET TO THE NORTH LINE OF STATE HIGHWAY "153" AND TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°39'35" E ALONG THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 15788, RECORDED IN VOLUME 72 ON PAGE 59, 352.39 FEET; THENCE N 86°08'27 E 610.34 FEET; THENCE S 0°39'35" W 364.66 FEET TO THE NORTH LINE OF STATE HIGHWAY "153"; THENCE N 88°00'35" W ALONG THE NORTH LINE OF STATE HIGHWAY "153" 11.97 FEET; THENCE S 86°04'16" W ALONG THE NORTH LINE OF STATE HIGHWAY "153" 400.55 FEET; THENCE S 89°29'04" W ALONG THE NORTH LINE OF STATE HIGHWAY "153" 197.26 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 22ND DAY OF AUGUST, 2024
SURVEY PERFORMED JULY 29TH, 2024

TIMOTHY G. VREELAND P.L.S. 2291

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 _____
, 2024.

COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR