



Report to Planning Commission

Agenda Item: Zoning Change Request and CSM: David and Lois Pelot, 3225 Martin Road, Kronenwetter, WI 54455

Meeting Date: August 18, 2025

Referring Body: Plan Commission

Committee Contact: David Baker

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Zoning Change Request and CSM: David and Lois Pelot
3225 Martin Road, Kronenwetter, WI 54455

OBJECTIVE(S): To review the Zoning Change Request and CSM

HISTORY/BACKGROUND: Rezone Request from RR-5 (Rural Residential 5) to RR-2 (Rural Residential 2). The 9.59-acre parcel (3225 Martin Road) will be divided to create a 6.57-acre parcel (Lot 1) and a 3.021-acre parcel (Lot 2). The proposed rezone from RR5 to RR2 is consistent with neighboring parcels. The creation of Lot 2 meets the minimum frontage (80ft), minimum lot width (150ft) and minimum lot area (2.0 acres) requirements for RR2 (Rural Residential Zoning 2).

RECOMMENDED ACTION: Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for David and Lois Pelot from RR5 (Rural Residential) to RR2 (Rural Residential 2) and CSM as presented.

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

ATTACHMENTS: Zoning Change Request, CSM Application and Staff Report