

**PARCEL # 145-2707-256-0993 (FOLWARSKI)  
CSM and ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Public Hearing: 6:00 p.m. August 18, 2025

**APPLICANT:**

Dustin Vreeland, Vreeland Associates  
6103 Dawn Street  
Weston, WI 54476

**OWNER:**

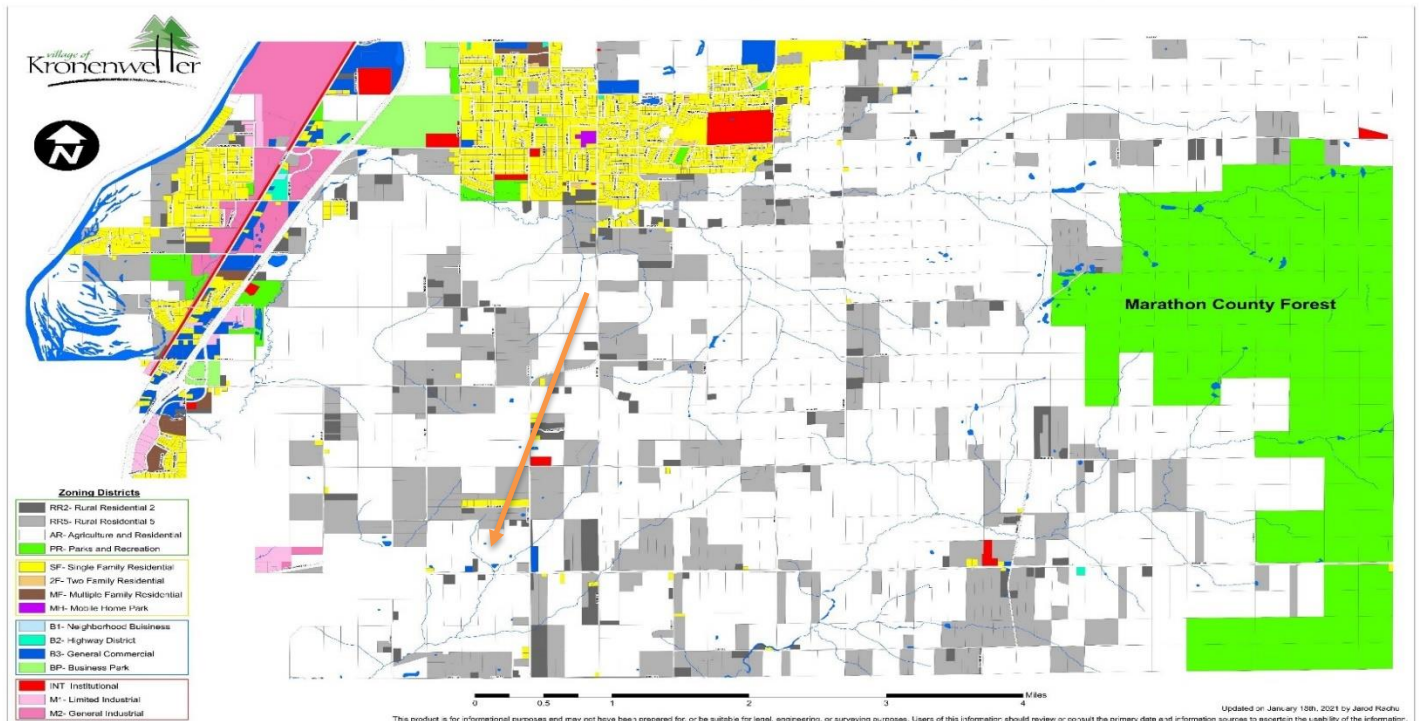
HVF Income Trust (Dale Folwarski)  
1756 E. State Highway 153  
Kronenwetter, WI 54455

**Prepared By:**

Vreeland Land Surveyors  
6103 Dawn Street  
Weston, WI 54476

**LOCATION OF REQUEST:** 1756 E. State Highway 153, Kronenwetter, WI 54455, (See Map 1)

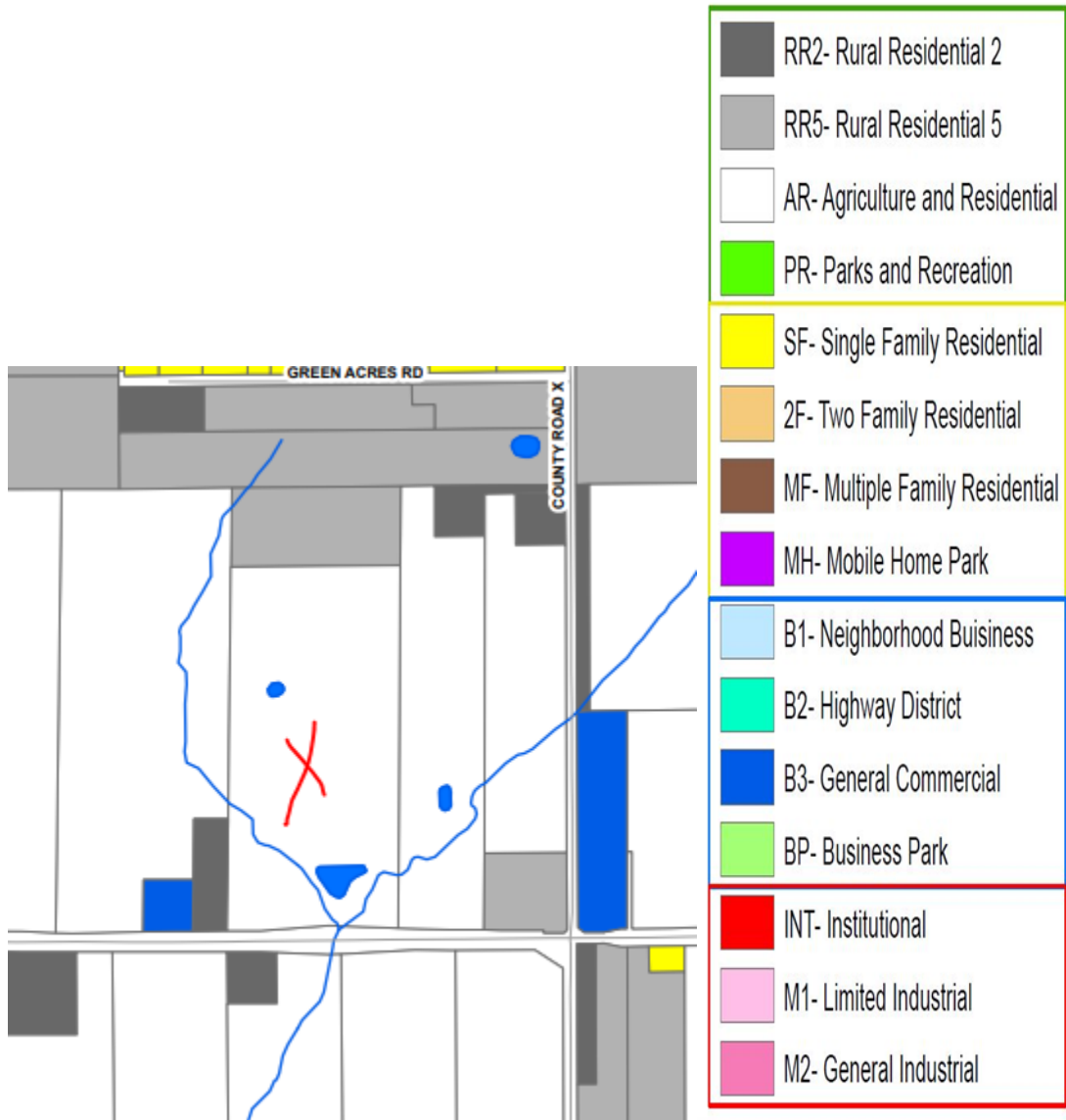
**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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

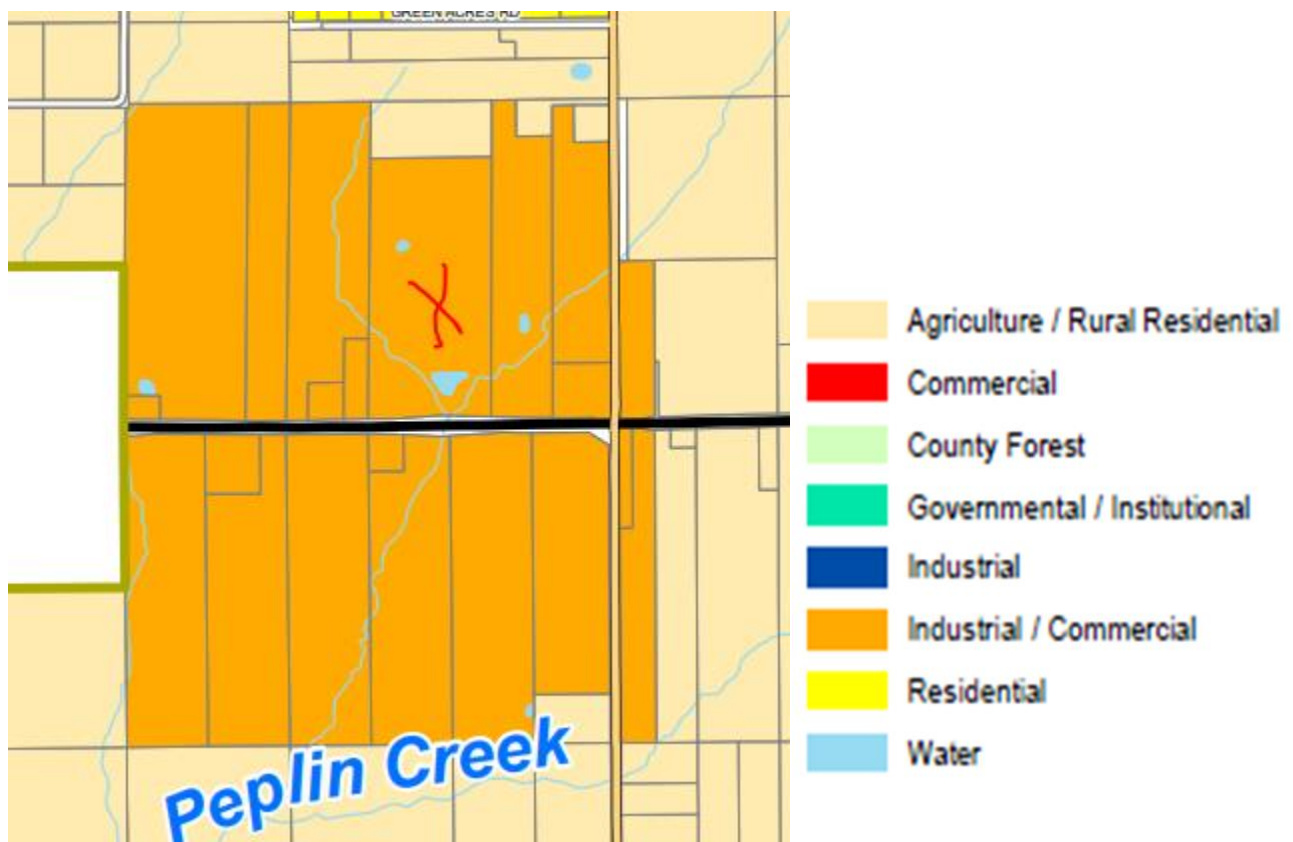
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## Zoning Districts



**Map 2: Current Zoning**  
(Source Data: Village of Kronenwetter)

PARCEL # 145-2707-256-0993 (Folwarski)



**Map 3: Future Land Use Map** (Source Data: Village of Kronenwetter)

PARCEL # 145-2707-256-0993 (Folwarski)

# 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

8103 DAWN STREET WESTON, WI. 54476  
PH (715) 241-0947 tim@vrealandassociates.us

PREPARED FOR: **DALE FOLWARSKI**

FILE #: 24-0304 FOLWARSKI

DRAFTED BY: TIMOTHY G. VREELAND

DRAWN BY: DALTON L. ZEINERT

### LEGEND

- ⊙ = 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

0 150 300  
SCALE 1" = 150'

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

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



BEARINGS REFERENCED TO THE  
SOUTH LINE OF THE SOUTHWEST 1/4  
SECTION 25, TOWNSHIP 27 NORTH,  
RANGE 7 EAST, MARATHON COUNTY,  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) NA83 (2011)



PARCEL # 145-2707-256-0993 (Folwarski)

## 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

PARCEL # 145-2707-256-0993 (Folwarski)



**Legal Description of Property:**

SEC 25-27-07 W 1/2 W 1/2 E 1/2 SW 1/4 & E 1/2 W 1/2 SW 1/4 EX VOL 578M-975/HWY EX N 460' THRF

**Current Zoning:**

AR – Agricultural and Residential (see Map 2)

**COMPREHENSIVE PLAN  
FUTURE LAND USE:**

Industrial/Commercial (*See Map 3*)

**LEGAL NOTIFICATION:** A legal advertisement was published in the Wausau Daily Herald on Monday, August 4, 2025 and Monday, August 11, 2024. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on August 4, 2025.



Map 4: Aerial Photo  
(Source Data: Marathon County)

PARCEL # 145-2707-256-0993 (Folwarski)

**INTRODUCTION:** Rezone Request from AR (Agricultural and Residential) to RR-5 (Rural Residential 5)

The 47.58-acre parcel (1756 E STATE HIGHWAY 153) will be divided to create a 5.055-acre parcel and a 42.52-acre parcel. The proposed rezone from AR to RR5 is consistent with neighboring parcels. The creation of Lot 1 meets the minimum frontage (100ft), minimum lot width (300ft) and minimum lot area (5.0 acres) requirements for RR5 (Rural Residential Zoning 5).

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION**

*Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:*

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*

- Yes. While the property is designated on the Future Land Use Map as Industrial/Commercial, there are existing AR, RR-5 and RR-2 parcels in this area. The rezone of this parcel to RR-5 will allow for consistent land uses with adjoining parcels. This is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.
- 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is “a guide to the physical, social, and economic development of a local governmental unit” and that “[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.
- Page 121 of the 2019 Comprehensive Plan states the following:

Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use **recommendations** for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and **serve as a guide** for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- a. Strategically locate new developments in areas to create mutually beneficial relationships among businesses
  - b. Encourage growth to occur within the Sewer Service Planning Area
  - c. Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations
  - d. Work with landowners to protect productive agricultural and forest lands to accommodate property owner desires to the extent possible
  - e. Strive to avoid allowing conflicting land uses to be located adjacent to one another
  - f. Preserve the most advantageous properties for commercial and industrial uses and direct residential use to other property
  - g. Encourage industrial uses in areas with convenient access to arterial roadways
  - h. Discourage large and undeveloped residential lots in areas serviced by the public water and sewer infrastructure
  - i. Recognize the different expectations residents have living in different areas of the Village and develop ordinances and policies reflective of those property owner expectations
  - j. Encourage development that preserves to the extent possible the quality of life that residents enjoy
  - k. Strive to maintain a density of no greater than one residential unit per twenty acres of land in the rural areas of the Village
  - l. Strive to maintain a density of no greater than one residential unit per one-half acre in the more urban areas of the Village
  - m. Seek to be involved with Wisconsin Public Service land use decision making process, particularly those regarding property adjacent to the existing power generation facilities and develop compatible neighboring uses
  - n. Encourage projects that cater to the Village's aging population
  - o. Avoid excess regulations that drive up cost for housing, land development, and site development
- Wisconsin Court of Appeals, Lakeland Area Property Owners Association, U.A. v. Oneida County, 2020SAP858

When reviewing an ordinance for consistency with a comprehensive plan, the future land use map and narrative portions of the plan **should not be reviewed in isolation**, but instead should be understood in relation to each other and in the context of the remainder of the plan.

2. *Does the rezoning further the purpose and intent of this Chapter?*

- Yes. Rezoning this property, will maintain a residential use consistent with the surrounding area. This satisfies the Zoning Ordinance's purpose of preserving and enhancing community appearance and quality of life.

3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*

- No Keeps it the same.



4. *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?*
  - Yes. There are Rural Residential 2 (RR-2), Rural Residential 5 (RR-5) and Agricultural and Residential (AR) lots that are located near this parcel. The property owners will continue to utilize the parcel for purposes within these districts.
5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*
  - Yes. The proposed property will meet all minimum requirements.
5. *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?*
  - This land is not being rezoned to a multi-family, commercial, or industrial zoning district.

#### **RECOMMENDED MOTION**

Motion to forward a recommendation to the Village Board to approve the Zoning Change Request for Dale Folwarski from AR (Agricultural and Residential) to RR5 (Rural Residential 5) and CSM as presented.