



Report to Village Board

Agenda Item: Zoning Change Request and CSM: Chad Bleibaum, 4192 Martin Road, Kronenwetter, WI 54455.

Meeting Date: June 23, 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: Chad Bleibaum, 4192 Martin Road

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

HISTORY/BACKGROUND: Rezone Request from RR5 - Rural Residential 5 to RR2 - Rural Residential 2. The 9.706-acre parcel (4162 Martin Road) will be divided to create a 2.263-acre lot with the remaining 7.443 acres to be combined with the adjacent 9.6910-acre parcel (4192 Martin Road). The proposed rezone from RR5 to RR2 is consistent with a neighboring parcel to the south. The creation of Lot 1 meets the minimum frontage (80ft), minimum lot width (150ft) and minimum lot area (2.0 acres) requirements for RR2 (Rural Residential Zoning 2).

On June 16, 2025, the Plan Commission reviewed the proposed Rezone and CSM and recommended an Ordinance Amendment be forwarded to the Village Board for approval.

RECOMMENDED ACTION: Motion to approve the Zoning Change Request for Chad Bleibaum from RR5 (Rural Residential 5) 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