



REPORT TO PLANNING COMMISSION

ITEM NAME:	CSM & Zoning Change Requests - Jean Pochinski, 3115 Aspen Rd.
MEETING DATE:	October 19, 2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE:

Jean Pochinski, 3115 Aspen Rd, Kronenwetter, WI 54455 requests a division of land by Certified Survey Map (CSM) to divide what is now one lot (now 11 acres with one existing home located at 3115 Aspen Rd.) into two lots (~2.89 acres that will include the existing home, and ~7.11 acres undeveloped). Concurrent with the CSM is a zoning request to change the proposed Lot 1 (2.89 acres) from RR5 to RR2, as it would be smaller than the 5-acre minimum lot size that is standard within the RR5 zoning district.

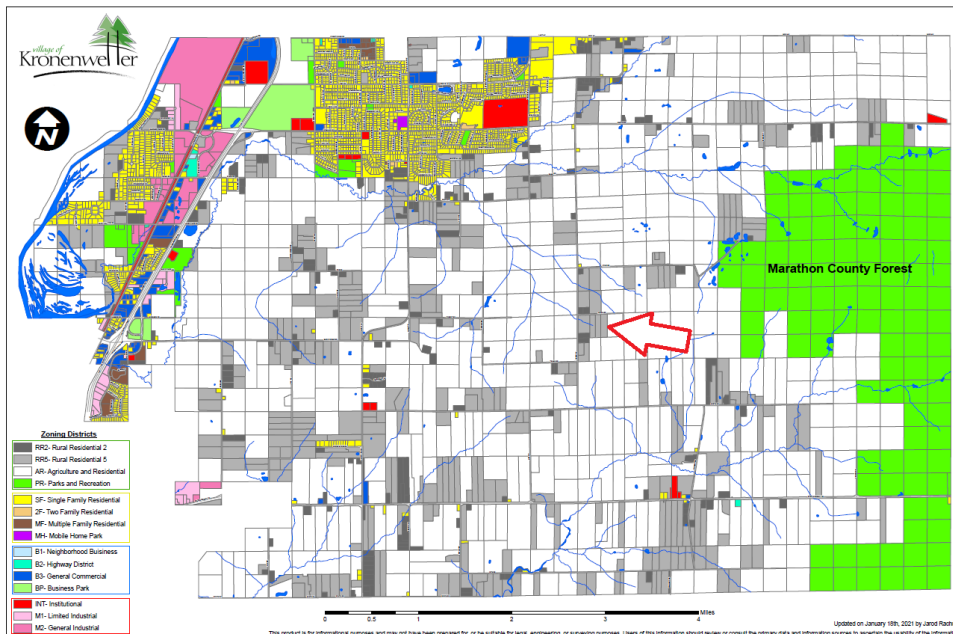
Property location: 3115 Aspen Rd., Kronenwetter, WI

Parcel ID Number: 145-2708-212-0987. Legal description of the subject property: SEC 21-27-08 PT OF NE 1/4 NW 1/4 - PCL 1 CSM VOL 38 PG 55 (#9432) (DOC #1092783)

OBJECTIVES:

The applicant seeks to divide and sell the 2.89 acres and the home with it, and retain the remaining open land for the foreseeable future and keep it undeveloped for recreational use.

LOCATION AND CONTEXT:

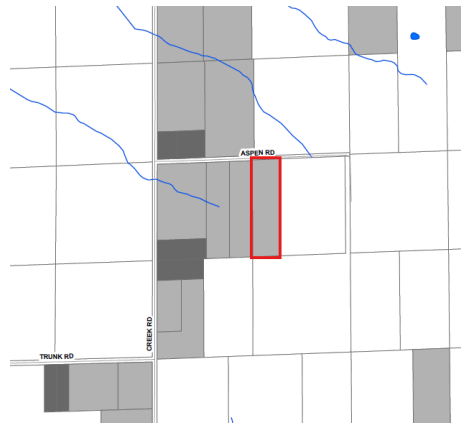


OBSERVATIONS:

Proposed Lot 1 would meet minimum lot area (2 acres), lot width (150 ft), and public street frontage (80 ft) requirement of the proposed zoning district (RR2). In contrast, it would not meet the lot area and lot width minimums of RR5.

Proposed Lot 2 would meet minimum lot area (5 acres), lot width (300 ft) in that it will remain ~368.70 feet wide beyond the ~118.6-ft-wide access strip, and public street frontage (100 ft) requirements of the RR5 zoning district in which it may remain. The applicant reports that Lot 2 has a potential home site between the proposed Lot 1 and a wetland further back, yet that their current intent is to keep the resulting undeveloped parcel as-is.

Future Land Use for this parcel and its surroundings Agriculture / Rural Residential. Current zoning is RR5 with nearby parcels currently zoned AR, RR5 and RR2 as shown here:

**SUMMARY OF FINDINGS with respect to rezoning criteria (1-6) outlined in § 520-118(G):**

- (1) The proposed rezoning is consistent with the comprehensive plan including the future land use map that indicates Agriculture / Rural Residential future land use in this area.
- (2) This zoning change preserves property values in that it enables the applicant to sell the home and keep undeveloped land, maintains rural lot dimension standards for the proposed zoning districts, and prevents overcrowding.
- (3) The stated reason for this zoning change and concurrent CSM is to enable the applicant to sell a portion of their land (2.89 acres including the home) and retain the remaining undeveloped land (not to address a current zoning issue, emerging trend, or growth pattern).
- (4) The proposed rezoning maintains desired consistency of land uses of adjacent parcels zoned AR and RR5, and other nearby parcels zoned RR2.
- (5) The zoning change is concurrent with a Certified Survey Map and is proposed in order to make sure that the resulting parcels will (as rezoned) meet the minimum requirements for frontage and parcel size. The proposed lot to be rezoned has 250 feet of frontage and contains 125,997 square feet.
- (6) This change would not rezone any land to a multifamily, commercial or industrial zoning district.

RECOMMENDED ACTION(s):

- Approve the CSM contingent upon enactment of the proposed zoning change to RR2.
- Recommend that the Village Board ordain the requested zoning change.

ATTACHMENTS (describe briefly):

- Certified Survey Map Application and corresponding CSM submitted 9/8/2026
- Zoning Change Request Application submitted 9/8/2026
- Draft zoning change ordinance for Village Board