

Zoning Change Request Application

Application Fee: \$250 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 Terrance Wadinski Phone Number 715 693 6070
715-439-3537
Address 3293 Pyke Road, Kronenwetter, WI 54455
Email wadinski@mtc.net
2. Property Titleholder Name Michael & Anne Maas Phone Number 715 551-7156
Address 3188 Pyke Road, Kronenwetter, WI 54455
Email _____
3. Prepared By Company Name Rutzen Survey Services Name Tim Rutzen
Address 4340 Pine Road, Junction City, WI
Phone Number 715-891-0735 Email tim@rutzensurvey.com

Property Information

4. Property Address N/A - Vacant
5. Section 16 Township 27 Range 8 6. Parcel Identification # (PIN) 145-2708-161-099
7. Legal Description (attach an additional sheet if necessary) (see proposed CSM, Lots 1 & 2)
8. Current Zoning District AR - Agricultural & Residential 9. Proposed Zoning District RR5-Rural Residential
10. Parcel Acreage 28.83 11. Will the Zoning Change be accompanied by a CSM or Subdivision? yes
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? no
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? no

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.

Terrance Wadnisk
Applicant

7/9/2024
Date

Property Titleholder

Date

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received K. Coyle 7/10/24 Check # Paid Cash \$250.00

Plan Commission:

Meeting Date _____

Recommendation: Approved / Denied

Village Board:

Meeting Date _____

Decision: Approved / Denied

AGRICULTURE AND RESIDENTIAL – AR

Rural and Open Space District

Adoption Date: Final
Print Date: July 1, 2016

Purpose:
The AR district is primarily intended to preserve agricultural, forested, and other open lands and to allow for very low density residential development. Development within this district may be served by individual on-site wastewater treatment systems and roadways within a rural cross section. Development of these lands is typically limited due to lack of public utilities and services, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. The AR district is intended for areas planned for agricultural/rural residential development within the Comprehensive Plan. (Predecessor districts: AG-2)

Permitted Uses:

- Primary Uses:**
 - Single-Family Detached Residence
 - Agricultural Use
 - Agricultural-Related Use
 - Community Garden
 - On-site Agricultural Retail
- Passive Outdoor Recreation
 - Public Service or Utility
 - Community Living Arrangement (1-8)
 - Outdoor Commercial Entertainment
 - Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential)
 - Detached Accessory Structure (residential)
 - Family Day Care Home (4-8 children)
 - Home Occupation
 - Animal Fancier
 - Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
 - Geothermal Energy System
 - Small Wind Energy System
 - Small Solar Energy System
 - Outdoor Solid Fuel Furnace
 - Private Lake (Pond)

Conditional Uses:

- Primary Uses:**
 - Active Outdoor Public Recreation
 - Indoor Institutional-General
 - Outdoor Institutional
 - Community Living Arrangement (9-15 Residents)
 - Commercial Animal Establishment
 - Airport or Heliport
 - Livestock or Farm Commodity Trucking
- Bed and Breakfast
 - Campground
 - Tourist Rooming House
 - Junkyard or Salvage Yard
 - Solid Waste Disposal, Composting and/or Recycling Facility
 - Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
 - Residential Business
- Large Exterior Communications Device
 - Vehicle Course or Track

Temporary Uses:

- Garage, Yard, Estate and In-Home Sales
 - Temporary Outdoor Sales
 - Outdoor Assembly or Special Event
 - Contractor's Project Office
 - Contractor's On-site Equipment Storage Facility
 - Relocatable Building
- On-site Real Estate Sales Office
 - Seasonal Outdoor Sales of Farm Products
 - Temporary Portable Storage Container
 - Temporary Shelter
 - Temporary Agricultural Structure

Definitions:

- Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.
- Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft) ^a	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^b	Minimum Landscape Surface Ratio (LSR)
20 acres ^f	600	200	N/A	10,000	N/A

^a Minimum Lot Width shall be measured at the front of the building.
^b Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building Including Attached Garage				Detached Accessory Building ^a		Hard or Gravel Surface ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
50	30	20	40	12	12	0	0	10	35	2.5	35	2.5

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.
^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).
^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.
^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft² Max	Type: Monument or Arm/Post Max Area: 32 ft² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code prior to any actions taken.**



RURAL RESIDENTIAL -RR (RR-2 and RR-5)
Rural and Open Space District
Adoption Date: Final
Print Date: July 1, 2016

Purpose:
The RR district is intended for mainly single family detached residential development on large rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district is generally served by private on-site wastewater treatment systems, and roadways within a rural cross section. The RR district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: AG-1, RR Rural Residential; SR Suburban Residential)

- Permitted Use:
- Primary Uses:
- Single-Family Detached Residence
 - Community Garden
 - On-site Agricultural Retail
 - Passive Outdoor Public Recreation
 - Community Living Arrangement (1-8)
 - Public Service or Utility
- Accessory Uses:
- Detached Accessory Structure (non-residential use)
 - Detached Accessory Structure (residential)
 - Family Day Care Home (4-8 children)
 - Home Occupation
 - Outdoor Solid Fuel-Fired Heating Device
 - Keeping of Farm Animals on Residential Lots²
 - Small Exterior Communication Device
 - Geothermal Energy System
 - Small Wind Energy System
 - Small Solar Energy System

- Conditional Use
- Primary Uses:
- Agricultural Use
 - Agricultural Related Use¹
 - Active Outdoor Public Recreation
 - Indoor Institutional-General
 - Outdoor Institutional
 - Community Living Arrangement (9-15 residents)
 - Commercial Animal Establishment
 - Bed and Breakfast
 - Tourist Rooming House
 - Communications Tower

- Accessory Uses:
- Intermediate Day Care Home (9-15 Children)
 - Residential Business
 - Animal Fancier
 - Vehicle Course or Track
 - Private Lake (Pond)
 - Large Exterior Communication Device

- Temporary Use
- Garage, Yard, Estate and In-Home Sales
 - Temporary Outdoor Sales
 - Outdoor Assembly or Special Event
 - Contractor's Project Office
 - Contractor's Onsite Equipment Storage Facility
 - Relocatable Building
 - On-site Real Estate Sales Office
 - Seasonal Outdoor Sales of Farm Products
 - Temporary Portable Storage Container
 - Temporary Shelter

¹ Not permitted in RR-2 Zoning District.
² Allowed as a conditional use in RR-2 Zoning District.

Definitions:
Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.
Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.
Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.
Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft) ^a	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^b	Minimum Landscape Surface Ratio (LSR)
2 or 5 acres	150 or 300	80 or 100	20%	3,000 or 5,000	N/A

^a Minimum Lot Width shall be measured at the front of the building. ^b Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Hard or Gravel Surface ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
50	30	20	25	12	12	6	10	15	35	2.5	35	2.5

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.
^b Additional setbacks may be required along zoning district boundaries for buffer yards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).
^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.
^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign	Type: Monument or Arm/Post	ONE On Building and Freestanding sign per lot.
Max Area: 32 ft ² Max	Max Area: 6 ft ²	
	Max Height: 6 ft	

*If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.



LOT 2

18.80 ACRES
818,978 SQ.FT

LOT 1

10.03 ACRES
436,721 SQ.FT

PYKE ROAD

