

# 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 3<sup>rd</sup> Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4<sup>th</sup> Tuesday of each month.

*Although not required, it is recommended that the applicant attend these meetings.*



## Applicant Information

1. Applicant

Name Dean Prohaska Phone Number 715-571-8988

Address P.O. Box 557, Schofield, WI 54476

Email dean@deanprohaska.com

2. Property Titleholder Name Dean Prohaska

Phone Number 715-571-8988

Address P.O. Box 557, Schofield, WI 54476

Email dean@deanprohaska.com

3. Prepared By

Company Name Riverside Land Surveying Name Keith Walkowski

Address 5310 Willow Street, Weston, WI 54476

Phone Number 715-574-6767 Email keith@riversidelandsurveying.com

## Property Information

4. Property Address Happy Hollow Road

5. Section 15-16 Township 27N Range 7E 6. Parcel Identification # (PIN) 14527071520975&14527071610 979

7. Legal Description (attach an additional sheet if necessary) See Attached Sheet

8. Current Zoning District Parks & Recreation - PR 9. Proposed Zoning District Rural Residential - RR-2

10. Parcel Acreage 63.72 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? Yes, Lots to be divided off after rezoning is approved by the Village

**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**

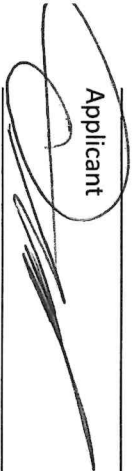
I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Dean Prohaska

3/18/2024

Applicant

Date



3/18/24

Property Titleholder

Date

Keith Walkowski

3/18/2024

Prepared By

Date

**FOR OFFICE USE ONLY:**

Application Received \_\_\_\_\_ Check # \_\_\_\_\_

**Plan Commission:**

Meeting Date \_\_\_\_\_

Recommendation: Approved / Denied

**Village Board:**

Meeting Date \_\_\_\_\_

Decision: Approved / Denied



## RIVERSIDE LAND SURVEYING LLC

CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

Rezone Request from PR-Parks and Recreation to RR2- Rural Residential 2

- 1a. The proposed Rezone is consistent with the Comprehensive Plan and is consistent with the current use of other properties to the west and north.
  - 1b. We believe this rezone does comply with the intent of this chapter.
  - 1c. The Property is being rezoned to split a 63.715 acre parcel into 4 lots one being 2.0 acre which the current PR zoning does not allow. The proposed lots will meet the requirements of the RR-2 zoning.
  - 1d. The proposed zoning change to RR2 is consistent with other neighboring Rural Residential zoned parcels to the West.
  - 1e. The rezoning meets the requirements of a minimum frontage of 150' and a minimum area of 2.00 acres for RR-2 zoning.
  - 1f. Not Applicable.
2. See Certified Survey Map

**Legal Description for Rezone from PR, Parks & Recreation to  
RR-2, Rural Residential-2**

Of part of the Northwest ¼ of the Northwest ¼, part of the Southwest ¼ of the Northwest ¼ of Section 15 and part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin described as follows:

Commencing at the Northwest corner of said Section 15; Thence South 00°31'26" East along the West line of said Northwest 1/4, 24.75 feet to the point of beginning; Thence continuing South 00°31'26" East along said West line, 8.25 feet to the South right-of-way line of Happy Hollow Road; Thence South 89°53'24" East along said South right-of-way line, 268.70 feet to the West line of Lot 1 of Certified Survey Map Number 11095 recorded in Volume 46 of Certified Survey Maps on Page 147; Thence South 00°32'22" East along said West line, 381.02 feet to the West line of Lot 2 of said Certified Survey Map Number 11095; Thence South 00°18'51" East along said West line, 110.00 feet to the West line of Lot 3 of said Certified Survey Map Number 11095; Thence South 00°18'43" East along said West line, 576.21 feet to the South line of said Lot 3; Thence South 89°53'24" East along said South line, 398.10 feet to the East line of said Lot 3; Thence North 00°27'13" West along said East line, 124.34 feet to the South line of Lot 2 of Certified Survey Map Number 18460 recorded in Volume 91 of Certified Survey Maps on Page 91; Thence South 89°53'53" East along said South line, 306.17 feet to the West line of a 60 foot wide strip of land owned by Wisconsin Public Service; Thence South 25°20'56" West along said West line, 1460.73 feet to the North line of Lot 3 of Certified Survey Map Number 18054 recorded in Volume 88 of Certified Survey Maps on Page 33; Thence North 89°53'00" West along said North line and the North line of Lot 2 of Certified Survey Map Number 18054, 333.34 feet to the East line of Outlot 1 of said Certified Survey Map Number 18054; Thence North 00°31'00" West along said East line, 976.16 feet to the North line of said Outlot 1; Thence South 89°31'21" West along said North line, 653.52 feet to the North line of Lot 1 of said Certified Survey Map Number 18054; Thence South 89°33'56" West along said North line, 669.46 feet to the West line of said Northeast ¼ of the Northeast ¼; Thence North 00°24'38" West along said West line, 1292.04 feet to said South right-of-way line of Happy Hollow Road; Thence North 89°21'39" East along said South right-of-way line, 1320.43 feet to the point of beginning

That the above described parcel of land contains 2,775,429 square feet or 63.715 acres, more or less;