

ZACH KNETTER, CONDITIONAL USE PERMIT APPLICATION FOR A POND ON PARCEL 145-2707-112-2707, KRONENWETTER DRIVE, KRONENWETTER, WI 54455.

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

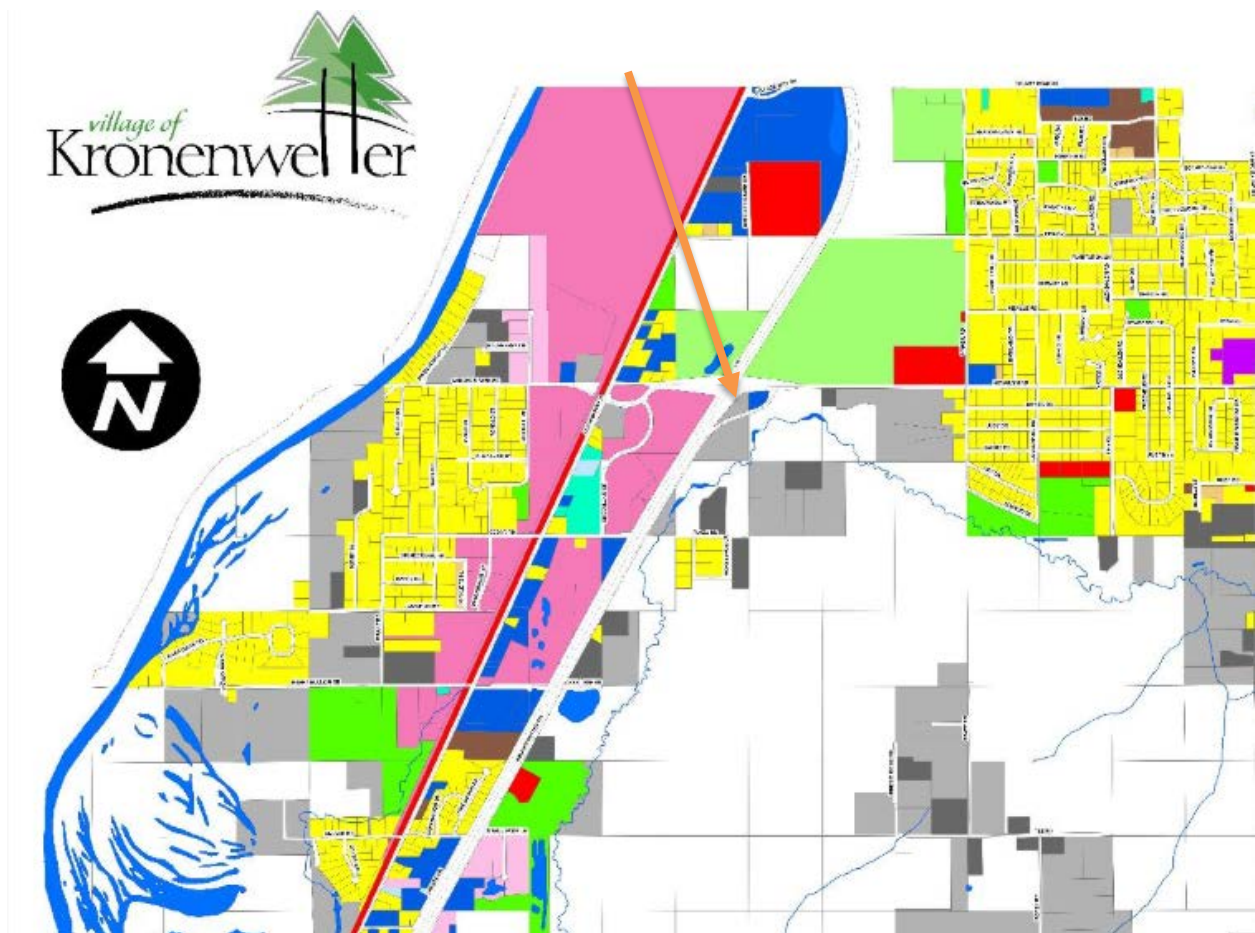
Plan Commission Public Hearing:

6:00 p.m. July 20, 2026

APPLICANT:

Zach Knetter
1868 Mantee Drive
Kronenwetter, WI 54455.

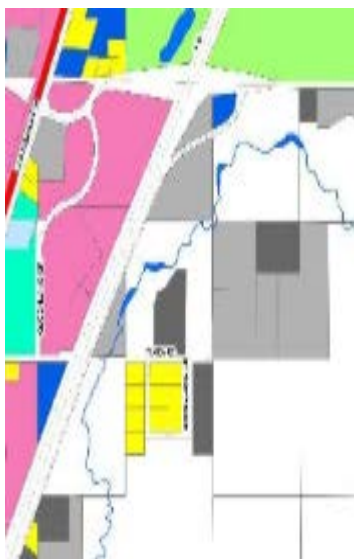
LOCATION OF REQUEST: Kronenwetter Drive, Kronenwetter, WI 54455. (See Map 1)



Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)

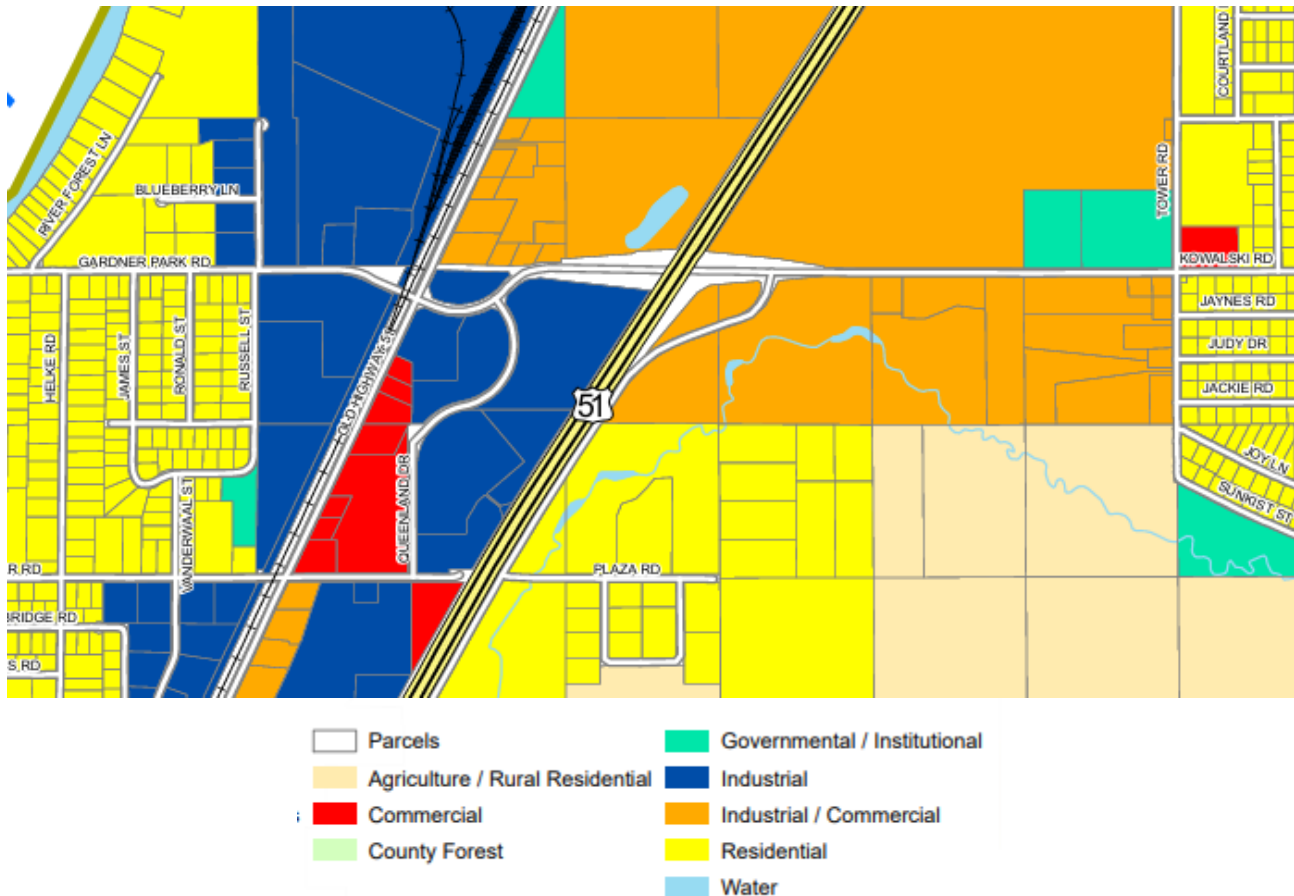


Map 2: Aerial Photo
(Source Data: Marathon County GIS)



Zoning Districts	
	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Business
	B2- Highway District
	B3- General Commercial
	BP- Business Park
	INT- Institutional
	M1- Limited Industrial
	M2- General Industrial

Map 3: Zoning Map
(Source Data: Village of Kronenwetter)



Map 4: Future Land Use Map
(Source Data: Village of Kronenwetter)

**LEGAL DESCRIPTION
OF PROPERTY:**

SEC 11-27-07 PT OF NW 1/4 NW 1/4 THAT PT DESD IN VOL 105
OF REC PG 533 A/D/A PT LYG NLY OF BULL JR CREEK & SELY
OF HWY "51" FRTG RD EX CSM VOL 18 PG 67 (#4899) (DOC
#887228) (RD) EX CSM VOL 22 PG 28 (#5950) (DOC #927831)
(RD) EX DOC #1493895 (RD)

ZONING:

RR5 – Rural Residential 5

ACREAGE:

15.4700 acres

LEGAL NOTIFICATION:

A legal advertisement was published in the Wausau Daily Herald on
Monday, July 6, 2026, and Monday, July 12, 2026. Notice of
the zoning change request was sent by regular mail to adjacent
property owners within 500 feet of the subject property on June
30, 2026.

PROPOSED CONDITIONAL USE: CONDITIONAL USE PERMIT for a POND.

**DEVELOPMENT
PATTERN (AND
ZONING):**

Subject Property:	RR5
North:	PR
South:	AR
East:	AR
West:	M2

INTRODUCTION

Zach Knetter requests a Conditional Use Permit for a POND. The proposed conditional use consists of building a pond on this lot. Future plans are to build a house and workshop on this lot. The lot currently has goats that are on the lot full-time.

RECOMMENDED MOTION

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

2017 Act 67

- requires that standards governing conditional uses be "reasonable and, to the extent practicable, measurable...
- prohibits a community from basing a conditional use permit decision on "personal preferences or speculation."
- instructs that, where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.
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FINDINGS OF FACT CONDITIONAL USE

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

The proposed Conditional Use Permit for a Pond is located on property zoned RR5. The proposed use is allowed with the issuance of a Conditional Use Permit with in RR5 – Rural Residential 5 Zoning District. The Future Land Use Map has this parcel zoned Industrial/Commercial. This type of business would be permitted use in a Commercial/Industrial Zoning District. This property is in the flood fringe which means the portion of a floodplain that lies outside the regulatory floodway but is still subject to inundation during a base flood.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

By meeting the requirements of the Zoning Ordinance § 520-20. - Residential land use types. F. Residential business. The proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The parcel is zoned RR5 and is surrounded by M2, PR and AR zoned properties. The conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts. All materials, equipment and operations will be inside a well insulated building. There will be no visible alterations made to the property or buildings. As a result, the land use, land use intensity and land use impacts remain unchanged.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

No other improvements, facilities, utilities or services are required.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed Pond will have no adverse impacts.